
2002 Annual Report

Chicago/Central Park Redevelopment Project Area



Pursuant to 65 ILCS 5/11-74.4-5(d)

JUNE 30, 2003

June 30, 2003

Ms. Alicia Mazur Berg
Commissioner
Department of Planning and Development
121 N. LaSalle St.
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the Chicago/Central Park Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended. The contents are based on information provided to us by Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

It has been a pleasure to work with representatives from the Department of Planning and Development and other City Departments.

Very truly yours,



Ernst & Young LLP

Chicago/Central Park Redevelopment Project Area 2002 Annual Report

TABLE OF CONTENTS

ANNUAL REPORT – CHICAGO/CENTRAL PARK REDEVELOPMENT PROJECT AREA IN COMPLIANCE WITH SECTION (d) OF 65 ILCS 5/11-74.4-5.

	PAGE
LETTER TO STATE COMPTROLLER.....	1
1) DATE OF DESIGNATION OR TERMINATION	2
2) AUDITED FINANCIALS.....	3
3) MAYOR’S CERTIFICATION.....	4
4) OPINION OF LEGAL COUNSEL.....	5
5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND	6
6) DESCRIPTION OF PROPERTY	7
7) STATEMENT OF ACTIVITIES	13
8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE MUNICIPALITY	17
9) ANALYSIS OF DEBT SERVICE.....	18
10) CERTIFIED AUDIT REPORT	19
11) GENERAL DESCRIPTION AND MAP.....	20



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

June 30, 2003

The Honorable Daniel Hynes
Comptroller
State of Illinois
Office of the Comptroller
201 Capitol
Springfield, IL 62706

Dear Comptroller Hynes:

We have compiled the attached information for the Chicago/Central Park Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-74.4-5(d).

Sincerely,

A handwritten signature in black ink that reads "Alicia Mazur Berg".

Alicia Mazur Berg
Commissioner



Chicago/Central Park Redevelopment Project Area 2002 Annual Report

(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.4-5(d)(1.5)

The Project Area was designated on February 27, 2002. The Project Area may be terminated no later than February 27, 2025.

Note: Incremental tax revenues levied in the 23rd tax year are collected in the 24th tax year. Although the Project Area will expire in Year 23 in accordance with 65 ILCS 5/11-74.4-3(n)(J)(3), the incremental taxes received in the 24th tax year will be deposited into the Special Tax Allocation Fund.

The Chicago/Central Park
Tax Increment Financing
Redevelopment Plan and Project
Revision #1



City of Chicago • Richard M. Daley, Mayor

September 25, 2001
Revised January 28, 2002

PGA URBAN CONSULTING

with assistance from
ERNEST R. SAWYER ENTERPRISES, INC & GOODMAN WILLIAMS GROUP

TABLE OF CONTENTS

SECTION

I. Executive Summary.....1-1

- A. Area Location1-1
- B. Existing Conditions.....1-1
- C. Business & Residential Trends.....1-3
- D. Redevelopment Plan Purpose.....1-4
- E. Plan Goals & Actions1-4
- F. Redevelopment Plan and Project Costs1-5
- G. Summary & Conclusions1-5

II. Area Location, Legal Description and Project Boundary2-1

III. Statutory Basis for Tax Increment Financing3-1

- A. Introduction.....3-1
- B. The Redevelopment Plan for the Chicago/Central Park
Tax Increment Financing Redevelopment Project Area3-2

IV. Redevelopment Goals and Actions.....4-1

- A. Goals for Chicago/Central Park Redevelopment Area.....4-1
- B. Redevelopment Actions4-2

V. Basis for Eligibility of the Area & Findings5-1

- A. Introduction.....5-1
- B. Area Background Information5-1
- C. Investigation and Analysis of Conservation & Blighting Factors.....5-4
- D. Summary of Findings5-10

VI. Redevelopment Plan and Project6-1

- A. Introduction.....6-1
- B. Generalized Land Use Plan.....6-1
- C. Redevelopment Projects.....6-2
- D. Assessment of Financial Impact on Taxing Districts6-7
- E. Prior Efforts.....6-9

VII.	Statutory Compliance and Implementation Strategy.....	7-1
A.	Implementation Strategy	7-1
B.	Most Recent Equalized Assessed Valuation.....	7-4
C.	Redevelopment Valuation	7-4
D.	Sources of Funds	7-5
E.	Nature and Term of Obligation and Completion of the Redevelopment Plan.....	7-6
F.	Commitment To Fair Employment Practices and Affirmative Action Plan	7-6
G.	Amending the Redevelopment Plan.....	7-7
H.	Conformity of the Redevelopment Plan for the Area To Land Uses Approved by the Planning Commission of the City	7-7
I.	City Policies	7-8

TABLES

5-1	Tabulation of Existing Land Use	5-1
5-2	Equalized Assessed Value Trends	5-3
5-3	Conservation Factors Matrix of Improved Area	5-6 & 5-7
5-4	Blighting Factors Matrix of Vacant Area	5-8 & 5-9
6-1	Estimated Redevelopment Project Costs.....	6-4

MAP

	Location Map – Chicago/Central Park.....	1-2
--	--	-----

APPENDIX

Attachment One - Eligibility Study

Attachment Two – Maps and Plan Exhibits

Exhibit A	Boundary Map of TIF Area
Exhibit B	Generalized Existing Land Use Assessment Map
Exhibit C	Generalized Land Use Plan
Exhibit D	Existing Zoning Map
Exhibit E	Sub-Area Key Map
Exhibit F	Empowerment & Enterprise Zones Map
Exhibit G	Adjacent Redevelopment Areas Map

Attachment Three – Legal Description

Attachment Four – 2000 Estimated E.A.V. by Tax Parcel

Attachment Five – Housing Impact Study

SECTION I - EXECUTIVE SUMMARY

A. Area Location

The Chicago/Central Park Redevelopment Project Area (hereafter referred to as the "Area") is located on the west side of the City of Chicago ("City"), approximately 4 miles west of downtown Chicago. A location map is provided on the following page indicating the general location of the Area within the City.

The Area is irregularly shaped and is generally bordered by existing redevelopment areas on each side. A map indicating the location and name of the existing adjacent redevelopment areas is provided in the **Appendix Attachment Two, Exhibit G, Adjacent Redevelopment Areas Map**.

The Area encompasses approximately 678 acres and includes 149 (full and partial) city blocks. The boundaries of the Area are generally described as the alley southwest of Grand Avenue on the north, Kedzie Avenue on the east, Lake Street on the south, and Pulaski Road on the west. In addition, a western arm of the Area extends several blocks west of Pulaski Road along Division Street. A boundary map of the Area is provided in the **Appendix, Attachment Two, Exhibit A, Boundary Map of TIF Area**, and the legal description of the Area is provided in the **Appendix, Attachment Three, Legal Description**.

B. Existing Conditions

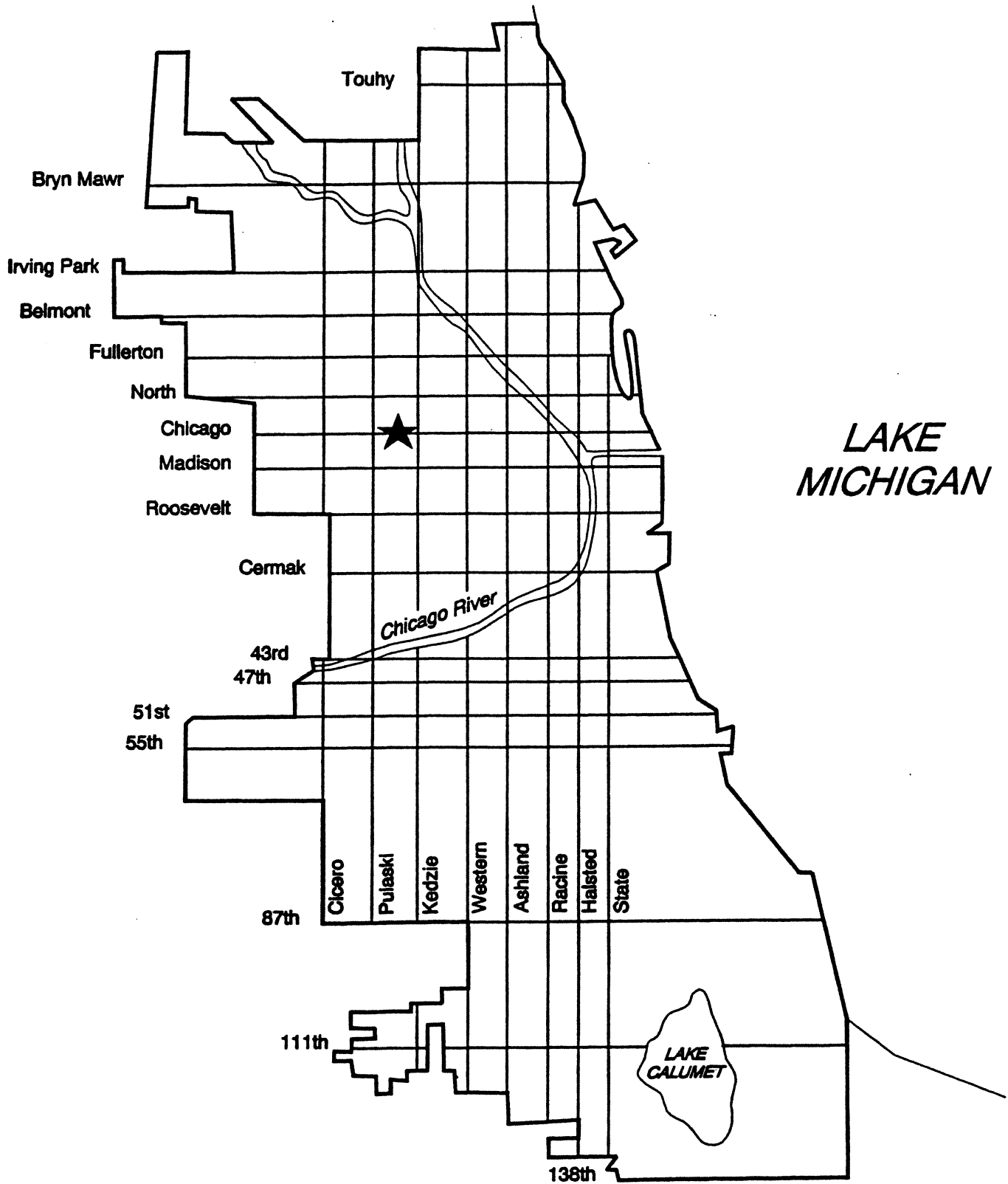
The core of the Area consists primarily of older residential properties and commercial properties located along Chicago Avenue, Pulaski Road, and Division Street (see **Appendix, Attachment Two, Exhibit B, Generalized Existing Land Use Assessment Map**). Zoning classifications in the Area include varying industrial, commercial and residential categories as shown on **Exhibit D, Existing Zoning Map of Attachment Two of the Appendix**.

Many of the structures and site improvements in the Area are in need of repair, as documented in the **Eligibility Study** included as **Appendix, Attachment One**. Lack of widespread public and private investment is evidenced by significant needs in the public infrastructure and deterioration of private properties. The Area is further characterized by the following conditions for the improved portion of the Area:

- the predominance (96%) of structures that are 35 years or older;¹
- dilapidation (23% of buildings and 49% of improved parcels);
- obsolescence (10% of buildings);
- deterioration of buildings and site improvements (98% of structures and 97% of improved parcels);
- illegal use of individual structures (less than 1% of buildings);

¹ This is 46% greater than the statutory requirement. Under the Tax Increment Allocation Redevelopment Act, for an area as a Conservation Area, 50% or more of the buildings must be 35 years old or older.

Location Map
Chicago / Central Park Redevelopment Project Area
City of Chicago, Illinois



- presence of structures below minimum code standards (23% of buildings);
- excessive vacancies (8% of buildings);
- lack of ventilation, light or sanitary facilities (less than 1% of buildings);
- excessive land coverage and overcrowding of structures (47% of parcels);
- inadequate utilities (97% of sub-areas²);
- deleterious land use and layout (95% of sub-areas²); and
- lack of community planning (97% of sub-areas²);

In addition, many streets contain potholes and cracked surfaces, and sidewalks and curbs exhibit cracked and broken sections. The conditions and locations of these conditions are further detailed in the Eligibility Study.

The vacant portion of the Area is characterized by the following conditions:

- obsolete platting (40% of vacant parcels);
- diversity of ownership (56% of vacant parcels);
- tax and special assessment delinquencies (19% of vacant parcels); and
- deterioration of structures in neighboring areas (100% of vacant parcels)

C. Business & Residential Trends

During the past several decades, the Area has experienced decline. This is most evident from the high number of vacant lots that once were occupied by commercial and residential buildings. The building stock is declining and many structures are vacant. The visual character of the Area suffers greatly from vacant storefronts and deteriorated buildings, a condition that is especially evident along the commercial corridors. In many instances, commercial buildings have been converted to storefront churches or have been vacated. This condition reflects the lack of interest in these corridors by the retail commercial market.

Within the Area, there are conditions that affect the viability of Area businesses. These conditions are:

- poor street and streetscape conditions including deteriorated curbs, sidewalks, street surfaces and other infrastructure;
- lack of parking;
- blighted conditions including deteriorated and obsolete buildings;

In addition, the following conditions impact the viability of Area residential properties and adjacent residential properties:

- age and deterioration of the housing stock and secondary structures (garages);
- overcrowding of residential units in portions of the Area;

² Sub-Area refers to Exhibit E, Sub-Area Key Map, contained in Appendix – Attachment Two

- poor soil conditions that affect the stability of foundations in certain sections of the Area;
- adjacent declining commercial and industrial corridors and incompatible land use relationships (isolated industrial and institutional uses within the Area); and
- the presence of trash, debris, and abandoned vehicles in many yards and alleys throughout the Area.

D. Redevelopment Plan Purpose

Tax increment financing (“TIF”) is permitted by the *Illinois Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “Act”). The Act sets forth the requirements and procedures for establishing a redevelopment project area and a redevelopment plan. This Chicago/Central Park Tax Increment Financing Redevelopment Plan and Project (hereafter referred to as the “Plan”) includes documentation as to the qualifications of the Area. The purpose of this Plan is to create a mechanism that can mitigate blighting influences, encourage local growth and development, and attract new private development to the Area. In doing so, new housing opportunities, new employment opportunities, and stabilization of existing developed areas can occur. This Plan identifies those activities, sources of funds, procedures, and various other necessary requirements in order to implement tax increment financing pursuant to the Act.

E. Plan Goals & Actions

The TIF program will help to retain, redevelop and expand residential housing opportunities within the Area, and retain, rehabilitate and attract new commercial opportunities. It represents an opportunity for the City to implement a program to expand the tax base of the Area and its initiatives are designed to arrest the spread of blight and decline throughout the Area. Listed below are the general goals of the Area. These goals were derived from a combination of sources such as previous planning studies prepared for portions of the Area, analyses of specific conditions within the Area, community meetings, input by the City’s Department of Planning and discussions with elected officials.

Plan Goals

- eliminate the blighting conditions that cause the Area to qualify for TIF;
- establish a program of planned improvements designed to retain existing residential uses and promote the Area for new residential development.
- design or encourage improvements to revitalize the commercial corridors of the Area and promote the Area as a place to do business.
- provide for expansion of institutional uses and recreational opportunities, where appropriate, to better serve Area residents.

The City proposes to use TIF, as well as other economic development resources, when available, to address needs in the Area and induce the investment of private capital through various actions. The City recognizes that blighting influences will

continue to weaken the Area unless the City itself becomes a leader and a partner with the private sector in the revitalization process. Consequently, the City wishes to encourage private development activity by using TIF as an implementation tool to facilitate the following actions:

Actions

1. Encourage infill residential and commercial projects.
2. Encourage rehabilitation of commercial and residential buildings through the use of TIF and other redevelopment mechanisms.
3. Provide assistance to private developers and property owners to facilitate residential and commercial redevelopment projects.
4. Market and promote the Area as a place to live and do business.
5. Improve the appearance of streetscapes throughout the Area, through infrastructure improvements.
6. Provide assistance for job training, day care, and other services permitted under the Act.
7. Improve public transportation services.
8. Improve or upgrade sewer, water and other utility lines.

F. Redevelopment Plan and Project Costs

The anticipated activities and associated costs are shown in **Table 6-1, Estimated Redevelopment Project Costs**, included herein. The total estimated costs for the activities listed in **Table 6-1** are \$16,000,000.

G. Summary & Conclusions

This Plan summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of PGAV-Urban Consulting ("Consultant"). The City is entitled to rely on the findings and conclusions of this Plan in designating the Area as a redevelopment project area under the Act. The Consultant has prepared this Plan and the related Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related Eligibility Study in proceeding with the designation of the Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant compiled the necessary information so that the Plan and the related Eligibility Study will comply with the Act.

The study and survey of the Area indicate that the factors required to qualify the Area as a combination Conservation Area and Vacant Blighted Area are present and that these factors are present throughout the Area. Therefore, the Area qualifies as a redevelopment area under the terms of these definitions in the Act. This Plan, and the supporting documentation contained in the Eligibility Study, indicates that the Area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Plan.

SECTION II – AREA LOCATION, LEGAL DESCRIPTION AND PROJECT BOUNDARY

The Area is located four miles west of downtown. The Area contains approximately 678 acres and consists of 149 (full and partial) blocks and 4,907 tax parcels. The Area is irregularly shaped and is generally bordered by existing redevelopment areas on each side. A map indicating the location and name of the existing adjacent redevelopment areas is provided in the **Appendix as Attachment Two, Exhibit G, Adjacent Redevelopment Areas Map.**

On the north, the Area follows portions of the southern boundaries of the Division/Homan and Pulaski Industrial Corridor Redevelopment Areas. This boundary generally follows the alley located to the southwest of Grand Avenue. On the east, the boundary is the western right-of-way of Kedzie Avenue, which is also the boundary for a portion of the Kinzie Industrial Corridor Redevelopment Area. On the south, the boundary generally follows two railroad rights-of-way and the northern limits of Garfield Park, parts of which serve as the northern boundary of the Midwest Redevelopment Area. To the west the boundary generally follows the existing boundary of the Northwest Industrial Corridor redevelopment area. South of Chicago Avenue this western boundary follows an irregular line that generally parallels Harding Avenue. North of Chicago Avenue the boundary follows the alley west of Pulaski Road. In addition, an arm of the Area extends several blocks west of Pulaski Road along Division Street and ends at Kostner Avenue, which is the boundary for the Northwest Industrial Corridor Redevelopment Area.

The boundaries of the Area include only those contiguous parcels of real property and improvements substantially benefited by the activities to be undertaken as a part of the Plan. Since the boundaries of the Area include approximately 678 acres of land, the statutory minimum of 1.5 acres is exceeded. The boundaries of the Area are shown on **Appendix, Attachment Two, Exhibit A, Boundary Map of TIF Area**, and the boundaries are described in **Appendix, Attachment Three, Legal Description**. A listing of the permanent index numbers and the 2000 equalized assessed value for all properties in the Area is included in the **Appendix, Attachment Four, 2000 Estimated E.A.V. by Tax Parcel.**

As shown on **Appendix, Attachment Two, Exhibit A, Boundary Map of TIF Area**, the boundaries of the Area encompasses many residential properties.

The commercial corridors that border these residential areas (Chicago Avenue, Pulaski Road, and Division Street) once served the workers and residents of the Area. However, vacant properties and declining and deleterious commercial and institutional uses are present along these corridors. These declining conditions have resulted in further disinvestment in the commercial corridors and negatively impact the adjacent residential neighborhoods. In general, the decline in the viability of the residential properties of the Area and in adjacent residential areas is due in part to proximity to the blight occurring along the commercial corridors.

Where possible, institutional uses have been included in the Area. These uses are adjacent to the declining areas discussed above, and in some cases also contain deteriorating conditions. All properties within the Area will benefit from a program that will address the blighted conditions of the Area.

SECTION III - STATUTORY BASIS FOR TAX INCREMENT FINANCING

A. Introduction

In January 1977, Tax Increment Financing (TIF) was made possible by the Illinois General Assembly through passage of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"). The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental property tax" or "incremental property taxes" are derived from the increase in the current equalized assessed value (EAV) of real property within the redevelopment project area over and above the "certified initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate, which results in incremental property taxes.

To finance redevelopment project costs, a municipality may issue obligations secured by incremental property taxes to be generated within the project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following:

- (a) net revenues of all or part of any redevelopment project;
- (b) taxes levied and collected on any or all property in the municipality;
- (c) the full faith and credit of the municipality;
- (d) a mortgage on part or all of the redevelopment project; or
- (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

TIF does not generate tax revenues by increasing tax rates. It generates revenues by allowing the municipality to capture, for a specified period, the new revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, etc., as permitted by the Act.

Under the Act, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess incremental property taxes when annual incremental property taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement

the plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

As used herein and in the Act, the term "Redevelopment Project" ("Project") means any public and private development project in furtherance of the objectives of a redevelopment plan. The term "Area" means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area a blighted area or a conservation area, or a combination of both blighted area and conservation area. The term "Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area for utilization of tax increment financing.

The Illinois General Assembly made various findings in adopting the Act:

1. That there exists in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions which lead to blight, are detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies for designation. With certain exceptions, an area must qualify generally either as:

- a blighted area (both "improved" and "vacant" or a combination of both); or
- a conservation area; or
- a combination of both blighted areas and conservation areas within the definitions for each set forth in the Act.

The Act offers detailed definitions of the blighting factors used to qualify areas. These definitions were used as the basis for preparing the Eligibility Study.

B. The Redevelopment Plan for the Chicago/Central Park Tax Increment Financing Redevelopment Project Area.

This Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Area in order to stimulate private investment in the Area. The goal of the City, through implementation

of this Plan, is that the entire Area be revitalized on a comprehensive and planned basis to ensure that private investment in rehabilitation and new development occurs in the following manner:

1. On a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day urban planning principles and standards;
2. On a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated; and
3. Within a reasonable and defined period so that the Area may contribute productively to the economic vitality of the City.

This Plan sets forth the overall Project which are those public and private activities to be undertaken to accomplish the City's above-stated goal. During implementation of the Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and activities; and (ii) enter into redevelopment agreements with private entities to construct, rehabilitate, renovate or restore private improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

Successful implementation of this Plan requires that the City utilize incremental property taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Area. Tax increment financing will be one of the tools that will help the Area develop on a comprehensive and coordinated basis, thereby reducing or eliminating the conditions that have precluded development of the Area by the private sector. The use of incremental property taxes will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investment within the Area.

SECTION IV - REDEVELOPMENT GOALS AND ACTIONS

In preparing portions of this document, the Consultant utilized the *West Humboldt Park-Chicago Avenue Redevelopment Plan* ("Humboldt Plan") dated March 1998, as well as the *Humboldt Park Land Use Plan* as a basis for developing the goals and objectives and other information presented herein. Additionally, sources include input and feed back from community leaders and stakeholders in the communities that are located in the Area. The Humboldt Plan was prepared by the City of Chicago, Department of Planning and Development (DPD) under Chapter 2-124-010(d) of the Chicago Municipal Code and adopted in 1998. In this chapter of the municipal code, a Redevelopment Plan is defined as a "comprehensive program for the clearing or rehabilitation and the physical development of a redevelopment area." A Redevelopment Area is defined in said ordinance as:

...a slum, blighted, deteriorated or deteriorating area in the aggregate of not less than two acres located within the territorial limits of the city where buildings, improvements or vacant lots are detrimental to the public safety, health, morals welfare or economic stability because of age, dilapidation, obsolescence, overcrowding, lack of light, ventilation or adequate sanitary facilities, inadequate utilities, excessive land coverage, deleterious land use or layout, inadequate or ineffective use, or failure to generate a proper share of tax revenues, housing opportunities or employment commensurate with the capacity of the area, or any combination of such factors.

The recommendations contained in the Humboldt Plan were based on the analysis of the Area by DPD staff, comments from the community, and a review of City guidelines and other area plans. The boundaries of the Humboldt Plan area are provided in the **Appendix as Attachment Two, Exhibit G, Adjacent Redevelopment Areas Map**. The Humboldt area generally covers both sides of the Chicago Avenue street frontage up to the alley from Kedzie Avenue on the east to Pulaski Road on the west.

The boundaries of the Area as described in the **Appendix as Attachment Two, Exhibit A, Boundary Map of TIF Area** were established after investigation of existing conditions, a review of the Humboldt Plan and other adjacent Redevelopment Plans, and input by the City of Chicago, Department of Planning and Development, to maximize utilization of development tools created by the Act and its ability to address Area problems.

As a result of these efforts and reviews, the boundaries and various goals and objectives have been established for the Area as noted in this section.

A. Goals for Chicago/Central Park Redevelopment Area

Listed below are the goals for redevelopment of the Area. These goals provide overall focus and direction for this Plan as follows:

1. Eliminate the blighting conditions that cause the Area to qualify for TIF.
2. Establish a program of planned improvements designed to retain existing residential uses and promote the Area for new residential development.
3. Design or encourage improvements to revitalize the commercial corridors of the Area and promote the Area as a place to do business.
4. provide for expansion of institutional uses and recreational opportunities, where appropriate, to better serve Area residents.

In addition to these goals, several items originally identified during the planning process for the development of the Humboldt Plan are included. These goals are stated below and reflect a continuation of the process developed during the creation of the Humboldt Plan:

- To revitalize and restore the physical and economic conditions in this once thriving commercial district (with primary attention being focused on reviving Chicago Avenue as the principal commercial corridor for the Area);
- To repair and replace the infrastructure whenever needed, such as but not limited to public utilities and public way improvements;
- To improve the transportation and traffic flow as required.

B. Redevelopment Actions

Listed below are the redevelopment actions that will be implemented to meet the goals outlined above. Several of these actions were derived from objectives outlined in the Humboldt Park Plan.

1. Encourage infill residential and commercial development.
 - Promote development opportunities on current City-owned vacant lots and any vacant land acquired under this Plan to assembly appropriately shaped and sized lots sufficient to meet contemporary development needs and standards.
2. Encourage rehabilitation of commercial and residential buildings through the use of TIF and other redevelopment mechanisms.
 - Promote reuse of underutilized commercial and residential buildings and preserve and promote use of buildings with historic and architectural value where appropriate.

3. Provide assistance to private developers and property owners to facilitate residential and commercial redevelopment projects.
4. Market and promote the Area as a place to live and do business.
 - Encourage local businesses, local real estate and housing groups and organizations, and developers to invest in the Area and promote housing opportunities.
 - Promote retail and commercial uses in nodes to create a critical mass of uses that will be mutually beneficial to individual businesses.
5. Improve the appearance of streetscapes throughout the Area.
 - Create a coherent overall urban design that gives deference to the character of the community and encourages a streetscape system that supports commercial and residential redevelopment. Design new buildings so they are compatible with the surrounding architectural and neighborhood context.
6. Provide assistance for job training, day care, and other services permitted under the Act.
 - Encourage job training and job readiness programs through projects within the Area that focus on Area residents and women-owned and minority-owned businesses.
7. Improve public transportation services.
 - Provide for needed public transportation projects and promote developments that incorporate public transit facilities in their design.
8. Improve or upgrade sewer, water and other utility lines.
 - Provide necessary public improvements and facilities in accordance with modern design standards.

**SECTION V - BASIS FOR ELIGIBILITY
OF THE AREA & FINDINGS**

A. Introduction

To designate a redevelopment project area, according to the requirements of the Act, a municipality must find that there exist conditions which cause such project area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The **Eligibility Study** included as **Attachment One** of the **Appendix** provides a comprehensive report documenting all factors required by the Act to make a determination that the Area is eligible under the Act. Following the background information provided below, a summary of the information provided in the **Eligibility Study** is presented.

B. Area Background Information

1. Existing Land Use and Zoning

A tabulation of the existing land use within the Area is provided below:

**Table 5-1
Tabulation of Existing Land Use**

Land Use	Land Area Acres	% of Net Land Area ¹	% of Gross Land Area
Industrial	15	3%	2%
Commercial	35	8%	5%
Institutional	40	9%	6%
Vacant Land	74	17%	11%
Residential	279	62%	41%
Park/Playground	4	1%	1%
Public Right-of-Way	231	N/A	34%
Total	678 Ac.	100%	100%

¹ Net Land Area does not include public right-of-way.

Note: Percentage and acreage figures are approximated due to rounding.

The existing land uses itemized in Table 5-1 show the predominantly residential nature of the Area (62% of the net land area is residential). In addition to residential uses, the Area is home to numerous commercial uses along Chicago Avenue, Pulaski Road, and Division Street. Commercial uses comprise 8% of the net land area. Several schools and hospitals are also scattered throughout the Area. These uses (identified as Institutional above) comprise 9% of the net land area. A limited number of industrial uses, 3% of the net land area, are located in the Area. Parks and Playgrounds comprise approximately 1% of the net land area. Existing

zoning is shown on **Exhibit D, Generalized Existing Zoning Map in Attachment Two** of the Appendix.

2. Other Redevelopment Efforts

Five TIF Redevelopment Areas have been established adjacent to the Area, and a portion of a redevelopment area (Humboldt Plan) established under Chapter 2-124-010(d) of the Chicago Municipal Code exist along the Chicago Avenue corridor. The City and the State of Illinois ("State") have designated 64% of the Area as a part of Enterprise Zone 5 (see **Exhibit F, Empowerment & Enterprise Zones Map in Attachment Two** of the Appendix). In addition, the City and the U. S. Department of Housing and Urban Development have included 59% of the Area in the Federal Empowerment Zone Program (see **Exhibit F, Empowerment & Enterprise Zones Map in Attachment Two** of the Appendix).

However, these efforts have not prevented further decline in the Area because the majority of these efforts have been directed to revitalize commercial and industrial areas and have not been able to address the needs in residential areas. The City is developing this Plan and Program in an attempt to promote growth of existing and new residential development, as well as to enhance commercial development opportunities.

It is anticipated that, in the future, the Enterprise Zone, Empowerment Zone, and other redevelopment efforts in conjunction with the components of this Plan will greatly assist in addressing Area problems.

3. Area Decline

As indicated in the **Eligibility Study** contained in the **Appendix as Attachment One** the population of the three neighborhood areas that comprise the Area declined during the last census period. This trend has been continuous since 1960. However, the impact on the number of housing units was even more dramatic. From 1960 to 1990 the number of housing units dropped by 15% in Humboldt Park, 46% in West Garfield Park, and 58% in East Garfield Park. Vacant lots, particularly in the south portion of the Area, West and East Garfield Park, are a visible reminder of the housing abandonment that has occurred.

Demolition of housing units starting in the 1960s has continued through to the present time. In the 1980s alone, 14% of available housing units were demolished (housing data for the 2000 census was not available at the time of this writing). The highest number of lost units is found in the census tracts located east of Pulaski Road and north and south of Chicago Avenue. These tracts comprise the majority of the Area.

While demolition of housing units has continued to the present time, a total of only 90 building permits were issued between January 1996 and May 2001. Of these 90 permits, only 20 were for the construction of new buildings (3 commercial buildings, 14 residential buildings, and 3 institutional buildings). Of the remain-

ing 70 permits issued, 12 were for reconstruction of buildings damaged by fire, 6 were for improvements to existing institutional uses, and the remaining 52 permits were for renovation of existing commercial and residential buildings.

The permits issued between January 1996 and May 2001 represent an average of 18 permits per year for the past five years in an Area that contains 4,907 parcels of property. When the permits issued for institutional uses and permits issued for repairs due to fire are removed from the data set, 72 permits were issued for 4,889 parcels. This means that only approximately 1.5% of the property in the Area has experienced some type of reinvestment in the last five years.

Historic Equalized Assessed Values (EAV's) for the Area, the rate of growth for the City of Chicago, and the Consumer Price Index (CPI) for All Urban Consumers for the period between 1995 and 2000 are shown below on **Table 5-2 - Equalized Assessed Value Trends**. Between 1995 and 2000 the City of Chicago E.A.V. increased from \$30.4 billion to \$40.5 billion. The annual percent change in E.A.V. is indicated on **Table 5-2** provided below. In 1995, the E.A.V. of the Area was approximately \$55.5 million. In 2000, the E.A.V. of the Area was approximately \$94.4 million. Further, 553 parcels or 11.2% of the properties in the Area are delinquent in the payment of 1999 real estate taxes.

**Table 5-2
Equalized Assessed Value Trends
1995-2000**

Year	Area E.A.V.	Area % Change Over Previous Year	City of Chicago % Change Over Previous Year	CPI % Change Over Previous Year ¹	Area E.A.V. Growth Rate Below City	Area E.A.V. Growth Rate Below CPI
1995	\$55,510,901	-	-	-	N/A	N/A
1996	\$54,814,433	-1.3%	1.3%	2.7%	Yes	Yes
1997	\$66,427,790	21.2%	8.4%	2.7%	No	No
1998	\$66,177,987	-0.3%	1.8%	2.0%	Yes	Yes
1999	\$79,851,985	20.7%	4.2%	2.1%	No	No
2000	\$94,413,414	18.2%	14.5%	3.2%	No	No

¹ Consumer Price Index for All Urban Consumers (CPI-U) – Chicago-Gary-Kenosha, IL-IN-WI, United States Bureau of Labor Statistics, January 2002.

While there has been growth in the EAV of the Area since 1995, most of this growth is the result of an anomaly in the way the Assessor calculated equalization factors in this portion of the City and is not the result of increased development activity. This is clear from the age of most of the buildings in the Area and the lack of building permits for new construction.

The principal commercial corridors are where most signs of disinvestments are evident. Vacant buildings and vacant lots reflect deteriorating and dilapidated conditions that affect the viability of numerous commercial structures. Lack of rehabilitation activity along Chicago Avenue, Pulaski Road, and other sections of

the Area have resulted in numerous commercial buildings being converted into storefront churches. The commercial streetscapes of the Area are also deteriorated. Sidewalks, curbs and gutters, and street and alley paving are in need of repair throughout the Area.

Residential portions of the Area reflect losses in population, and the housing stock shows evidence of physical decline and deferred maintenance. The northern portion of the Area exhibits numerous residential structures that are leaning and that exhibit deferred. The southern portion of the Area exhibits the most severe instances of deteriorated housing and contains numerous vacant lots. Throughout the Area, secondary structures (primarily garages associated with residential uses) are deteriorated, and many residential lots contain junk vehicles, trash and debris.

Industrial development is limited in the Area. There is only one large-scale industrial use in the Area and several smaller industrial buildings are scattered throughout the Area.

Deteriorated building conditions and vacant land has contributed to long-term (more than one year) vacancies in Area buildings. Approximately 10% of the gross land area within the Area is vacant, and the presence of approximately 500,000 sq. ft. of vacant floor area (in 291 of the 3,622 buildings) in the Area, add significantly to the view that the Area experiences additional evidence of blight and that market acceptance of portions of the Area and building stock is not favorable. The vacant floor space is generally equally distributed between commercial and residential structures in the Area.

In addition, 1,225 violations have been issued on buildings and properties in the Area between January 1993 and May 2001 by the City Department of Buildings. Since January 1993, approximately 25% of the 4,907 properties in the Area have been cited for having some type of code violation by the City Department of Buildings.

C. Investigation and Analysis of Conservation & Blighting Factors

The investigation and analysis of the Area indicates that the conditions necessary to qualify the Area as a combination Conservation Area and Vacant Blighted Area are present. In making this determination of eligibility, it is not required that each and every property or building in the Area be blighted or otherwise qualify. It is the Area as a whole that must be determined to be eligible. However, the factors must be reasonably distributed throughout the Area. In addition, if vacant land is present in the Area, the vacant portion of the Area can qualify as a vacant blighted area and the overall area can be adopted as a combination of improved conservation area and vacant blighted area.

The Act sets forth 13 separate blighting factors that are to be used to determine if an area qualifies as a "conservation area". If a combination of 3 or more is found to exist, the Redevelopment Area can be found to qualify as a "conservation area". In addition, a numerical threshold must be met for an area to qualify as a conser-

vation area; 50% or more of the structures in the area must have an age of 35 years or more. For vacant areas to qualify the Act sets forth two sets of criteria that must be met. The **Eligibility Study**, included as **Attachment One** in the **Appendix**, defines all of the terms and the methodology employed by the Consultant in arriving at the conclusions as to eligibility.

In terms of the condition of the improved portion of the Area, much of the Area is in need of redevelopment, rehabilitation, and revitalization and is characterized by:

- the predominance (96%) of structures that are 35 years or older;³
- dilapidation (23% of buildings and 49% of improved parcels);
- obsolescence (10% of buildings);
- deterioration of buildings and site improvements (98% of buildings and 97% of improved parcels);
- illegal use of individual structures (less than 1% buildings);
- presence of structures below minimum code standards (23% of buildings);
- excessive vacancies (8% of buildings);
- lack of ventilation, light or sanitary facilities (less than 1% of buildings);
- excessive land coverage and overcrowding of structures (47% of improved parcels);
- inadequate utilities (97% of sub-areas⁴);
- deleterious land use and layout (95% of sub-areas⁴); and
- lack of community planning (97% of sub-areas⁴)

The vacant portion of the Area is characterized by the following conditions:

- obsolete platting (40% of vacant parcels);
- diversity of ownership (56% of vacant parcels);
- tax and special assessment delinquencies (19% of vacant parcels); and
- deterioration of structures in neighboring areas (100% of vacant parcels)

Table 5-3, Conservation Factors Matrix of Improved Area and Table 5-4, Blighting Factors Matrix of Vacant Area, provided on the following pages, tabulates the conditions of the buildings and vacant land in Area. These tables indicate that the factors required to qualify the Area as a combination Conservation Area and Vacant Blighted Area are present and that these factors are present throughout the Area.

³ This is 46% greater than the statutory requirement. Under the Statute, for designation of an area as a Conservation Area 50% or more of the buildings must be 35 years old or older.

⁴ Sub-Area refers to the Sub-Area key map contained in the Appendix.

Table 5-3
Chicago/Central Park Redevelopment Project Area
Conservation Factors Matrix of Improved Area

Sub Area*	Number of Buildings	Buildings 35 Years of Age or More**	Total Parcels	Improved Parcels	Buildings/Improved Parcels With Site Improvements Exhibiting Factors										Sub Areas Exhibiting Factors				Declining or Sub-par Area EAV Growth	Total Number of Blighting Factors Present***	Sub Area Has 3 or More Factors
					Dilapidation		Deterioration		Obsolescence	Illegal Use of Individual Structures	Presence of Structures Below Min. Code Standards	Excessive Vacancy	Lack of Ventilation Light or Sanitary Facilities	Excessive Land Coverage and Overcrowding of Structures	Inadequate Utilities	Deleterious Land Use and Layout	Environmental Clean-up	Lack of Community Planning			
					Bldgs.	Parcels	Bldgs.	Parcels	Bldgs.	Bldgs.	Bldgs.	Bldgs.	Bldgs.	Parcels							
A	49	49	83	79	7	39	45	76	41	0	10	8	3	41	✓	✓	.	✓	NO	10	Yes
AA	94	81	159	130	11	37	90	130	3	0	11	7	0	51	✓	✓	.	✓		11	Yes
B	75	72	89	85	21	31	66	80	14	0	22	10	1	39	✓	✓	.	✓		10	Yes
BB	95	93	158	111	24	50	90	111	3	0	24	7	0	56	✓	✓	.	✓		9	Yes
C	88	88	90	90	28	52	88	89	3	0	29	4	0	30	✓	✓	.	✓		9	Yes
CC	49	48	74	60	9	26	48	56	3	0	9	8	2	13	✓	✓	.	✓		10	Yes
D	39	39	45	40	12	20	35	40	7	1	12	4	2	19	✓	✓	.	✓		11	Yes
DD	65	61	111	84	19	35	64	82	1	0	20	6	1	22	✓	✓	.	✓		10	Yes
E	85	80	102	92	35	53	85	92	15	0	36	8	1	42	✓	✓	.	✓		10	Yes
EE	52	49	101	66	19	27	52	66	9	0	19	10	1	30	✓	✓	.	✓		10	Yes
F	143	135	164	154	42	76	143	146	10	0	43	5	0	95	✓	✓	.	✓		9	Yes
FF	16	12	64	42	5	9	10	21	5	1	6	2	1	2	✓	✓	.	✓		11	Yes
G	135	133	165	140	46	91	133	136	3	0	46	14	0	54	✓	✓	.	✓		9	Yes
GG	26	25	58	33	1	15	26	27	0	0	1	2	0	13	✓	✓	.	✓		8	Yes
H	144	142	160	147	42	92	144	147	8	0	42	9	0	106	✓	✓	.	✓		9	Yes
HH	71	71	123	88	21	45	71	88	7	0	21	4	0	25	✓	✓	.	✓		9	Yes
I	103	103	111	106	11	56	103	106	0	0	13	1	0	57	✓	✓	.	✓	8	Yes	
II	90	89	136	101	26	57	89	91	9	0	34	14	0	13	✓	✓	.	✓	9	Yes	
J	80	80	84	81	10	38	59	68	0	0	10	0	0	24	✓	.	.	✓	6	Yes	

Table 5-3
Chicago/Central Park Redevelopment Project Area
Conservation Factors Matrix of Improved Area

Sub Area*	Number of Buildings	Buildings 35 Years of Age or More**	Total Parcels	Improved Parcels	Buildings/Improved Parcels With Site Improvements Exhibiting Factors										Sub Areas Exhibiting Factors				Declining or Sub-par Area EAV Growth	Total Number of Blighting Factors Present***	Sub Area Has 3 or More Factors	
					Dilapidation		Deterioration		Obsolescence	Illegal Use of Individual Structures	Presence of Structures Below Min. Code Standards	Excessive Vacancy	Lack of Ventilation Light or Sanitary Facilities	Excessive Land Coverage and Overcrowding of Structures	Inadequate Utilities	Deleterious Land Use and Layout	Environmental Clean-up	Lack of Community Planning				
					Bldgs.	Parcels	Bldgs.	Parcels														Bldgs.
JJ	103	101	147	110	18	69	101	108	14	0	18	10	0	88	✓	✓	-	✓	NO	9	Yes	
K	82	77	104	96	18	37	81	91	12	0	17	9	0	26	✓	✓	-	✓		9	Yes	
KK	88	88	169	101	38	53	87	93	6	0	38	8	2	66	-	✓	-	✓		9	Yes	
L	142	136	167	152	18	71	142	162	18	0	17	10	4	84	✓	✓	-	✓		10	Yes	
M	134	128	157	144	38	67	133	140	24	0	38	14	0	88	✓	✓	-	✓		9	Yes	
N	147	140	177	153	25	64	147	152	26	0	26	5	0	88	✓	✓	-	✓		9	Yes	
O	148	148	163	149	43	90	148	149	12	2	43	13	0	74	✓	✓	-	✓		10	Yes	
P	156	154	181	161	48	110	155	158	0	0	48	12	1	24	✓	✓	-	✓		9	Yes	
Q	135	133	168	144	36	75	135	143	9	0	38	4	0	23	✓	✓	-	✓		9	Yes	
R	5	2	9	9	0	0	2	3	2	0	0	1	1	3	✓	-	-	-		6	Yes	
S	94	84	173	101	16	29	94	100	11	0	16	10	6	56	✓	✓	-	✓		10	Yes	
T	113	112	152	124	14	38	113	124	19	0	14	16	0	78	✓	✓	-	✓		9	Yes	
U	90	83	122	96	12	34	87	91	11	0	12	7	0	62	✓	✓	-	✓		9	Yes	
V	125	116	152	135	16	54	124	131	3	0	16	9	0	92	✓	✓	-	✓		9	Yes	
W	130	130	161	138	16	73	129	139	13	0	16	14	0	62	✓	✓	-	✓		9	Yes	
X	122	118	154	132	14	65	122	131	12	0	14	12	0	64	✓	✓	-	✓		9	Yes	
Y	157	141	211	177	19	82	167	168	21	0	21	11	4	109	✓	✓	-	✓		10	Yes	
Z	152	120	263	173	50	98	148	167	0	0	50	3	0	50	✓	✓	-	✓		8	Yes	
Total Bldgs., Parcels, Sub-Areas Exhibiting Factors	3622	3461	4907	4024	828	1958	3546	3892	354	4	850	291	30	1869	36	35	0	36		Not Present	11	Yes
% Total Bldgs., Parcels, Sub-Areas Exhibiting Factors	100%	96%	100%	82%	23%	40%	98%	97%	10%	Less Than 1%	23%	8%	Less Than 1%	47%	97%	95%	Not Present	97%		Not Present		

Table 5-4
Chicago/Central Park Redevelopment Project Area
Blighting Factors Matrix of Vacant Area

Sub Area*	Vacant Parcels	Vacant Land Factors (2 or More)						Declining or Sub-par EAV Growth	Parcels Containing 2 or More Factors	Vacant Land Factors (1 or More)						Parcels Containing 1 or More Factors
		Obsolete Platting	Diversity of Ownership	Tax & Special Assess- ment Delinq.	Det. Of Struct. In Neigh. Areas	Environ. Clean-Up				Unused Quarry or Mine	Unused Railyard or Railroad R. O. W.	Chronic Flooding	Illegal Disposal Site	Village or Town Center	Blighted/ Improved Area Prior To Becoming Vacant	
A	4	4	0	1	4	0	NO	4	0	0	0	0	0	0	0	
AA	29	7	14	4	29	0		16	0	0	0	0	0	0	0	
B	4	3	0	0	4	0		3	0	0	0	0	0	0	0	
BB	47	11	35	11	47	0		38	0	0	0	0	0	0	0	
C	0	0	0	0	0	0		0	0	0	0	0	0	0	0	
CC	14	7	5	5	14	0		10	0	0	0	0	0	0	0	
D	5	2	2	0	5	0		4	0	0	0	0	0	0	0	
DD	27	7	13	8	27	0		14	0	0	0	0	0	0	0	
E	10	5	0	0	10	0		5	0	0	0	0	0	0	0	
EE	35	12	33	4	35	0		34	0	0	0	0	0	0	0	
F	10	4	0	1	10	0		4	0	0	0	0	0	0	0	
FF	22	11	16	2	22	0		16	0	0	0	0	0	0	0	
G	25	7	6	1	25	0		12	0	0	0	0	0	0	0	
GG	25	7	21	9	25	0		21	0	0	0	0	0	0	0	
H	13	9	2	0	13	0		9	0	0	0	0	0	0	0	
HH	35	19	22	6	35	0		26	0	0	0	0	0	0	0	
I	5	3	0	0	5	0		3	0	0	0	0	0	0	0	
II	35	13	28	6	35	0		28	0	0	0	0	0	0	0	
J	3	0	0	0	3	0		0	0	0	0	0	0	0	0	
JJ	37	28	15	11	37	0		30	0	0	0	0	0	0	0	
K	8	8	4	1	8	0	8	0	0	0	0	0	0	0		
KK	68	27	52	20	68	0	52	0	0	0	0	0	0	0		
L	15	5	4	4	15	0	9	0	0	0	0	0	0	0		
M	13	10	2	6	13	0	10	0	0	0	0	0	0	0		

**Table 5-4
Chicago/Central Park Redevelopment Project Area
Blighting Factors Matrix of Vacant Area**

Sub Area*	Vacant Parcels	Vacant Land Factors (2 or More)						Parcels Containing 2 Or More Factors	Vacant Land Factors (1 or More)						Parcels Containing 1 Or More Factors
		Obsolete Platting	Diversity of Ownership	Tax & Special Asses- ment Delinq.	Det. Of Struct. In Neigh. Areas	Environ. Clean-Up	Declining or Sub-par EAV Growth		Unused Quarry or Mine	Unused Railyard or Railroad R. O. W.	Chronic Flooding	Illegal Disposal Site	Village or Town Center	Blighted/ Improved Area Prior To Becoming Vacant	
N	24	4	7	2	24	0	NO	11	0	0	0	0	0	0	0
O	14	6	5	2	14	0		9	0	0	0	0	0	0	0
P	20	9	8	2	20	0		14	0	0	0	0	0	0	0
Q	24	22	16	7	24	0		22	0	0	0	0	0	0	0
R	0	0	0	0	0	0		0	0	0	0	0	0	0	0
S	72	9	44	13	72	0		50	0	0	0	0	0	0	0
T	28	5	18	5	28	0		19	0	0	0	0	0	0	0
U	26	15	21	7	26	0		23	0	0	0	0	0	0	0
V	17	7	5	2	17	0		13	0	0	0	0	0	0	0
W	23	10	8	7	23	0		15	0	0	0	0	0	0	0
X	22	7	9	7	22	0		12	0	0	0	0	0	0	0
Y	34	11	13	6	34	0		16	0	0	0	0	0	0	0
Z	90	43	67	11	90	0		68	0	0	0	0	0	0	0
Total Parcels Exhibiting Factors	883	357	495	171	883	0	0	628	0	0	0	0	0	0	0
% Total Parcels Exhibiting Factors	100%	40%	56%	19%	100%	Not Present	Not Present	71%	Not Present	Not Present	Not Present	Not Present	Not Present	Not Present	0%

D. Summary of Findings

It was determined in the investigation and analysis of blighting factors that the Area qualifies as both a conservation area and a vacant blighted area. The Plan includes measures designed to reduce or eliminate the deficiencies that cause the Area to qualify as a redevelopment area, and an area consistent with the strategy of the City for revitalizing other redevelopment project areas.

The factors noted in the **Eligibility Study** and summarized above are reasonably distributed throughout the Area. Building code violations, delinquent taxes, demolished housing units, deteriorated conditions, vacant buildings, and vacant lots, are evidence that the Area on the whole has not been subject to growth and development through investment by private enterprise and is not reasonably anticipated to be developed without the adoption of this Plan. Age and the requirements of contemporary commercial tenants have caused portions of the Area and its building stock to become obsolete and may result in further disinvestment in the Area. The loss of businesses from this Area, mirroring the experience of other large urban centers, further documents the trend line and deteriorating conditions of the neighborhood.

Abandonment of various properties, demolition of housing units, and acquisition by the City under the tax reactivation program of numerous parcels, are further evidence of declining conditions in the Area, lack of private investment, and little interest in the Area by the private market. There is in excess of 500,000 square feet of vacant floor space (generally equally distributed between commercial and residential structures) and over 74 acres of vacant land throughout the Area. Many of these properties have been available for several years, with little interest being expressed by private sector businesses.

The City and State have designated significant portions of the Area as a State of Illinois Enterprise Zone and a Federal Empowerment Zone. These designations, along with the urban renewal and adjacent redevelopment areas, are in response to the deteriorating conditions in the area, recognition of the significant needs of the Area, and realization that financial incentives are required to attract private investment.

The summary tables contained on the following pages highlight the factors found to exist in the Area that cause the Area to qualify. The summaries provided in this section were based upon data assembled by the Consultant. The conclusions presented in this report are those of the Consultant (see full text of the **Eligibility Study in Attachment One of the Appendix**).

The conclusion of the Consultant is that the number, degree, and distribution of eligibility factors as documented in this report warrant the designation of the improved portion of the Area as a conservation area and the vacant portion of the Area as a blighted area as set forth in the Act. Although it may be concluded that the mere presence of the stated eligibility factors noted herein may be sufficient to make a finding of qualification as a conservation area, this evaluation was made on the basis that the factors must be present to an extent that would lead reason-

able persons to conclude that public intervention is appropriate or necessary. Secondly, the distribution of conservation area eligibility factors throughout the Area must be reasonable so that a sound area is not arbitrarily qualified simply because of proximity to an area that exhibits blighting factors.

Therefore, it is the conclusion of the Consultant that the improved portion of the Area qualifies as a conservation area, and the vacant portion of the Area qualifies as a blighted area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act. The local governing body should review this report and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a conservation area for the improved portion of the Area and a finding of a blighted area for the vacant portion of the Area, and making this report a part of the public record.

A. Conservation Area Statutory Factors

FACTOR ¹		EXISTING IN AREA ²
	Age ³	96% of bldgs. exceed 35 years of age.
1	Dilapidation	Minor Extent
2	Obsolescence	Minor Extent
3	Deterioration	Major Extent
4	Illegal use of individual structures	Minor Extent
5	Presence of structures below minimum code standards	Minor Extent
6	Excessive vacancies	Minor Extent
7	Lack of ventilation, light or sanitary facilities	Minor Extent
8	Inadequate utilities	Major Extent
9	Excessive land coverage	Minor Extent
10	Deleterious land use or layout	Major Extent
11	Environmental clean-up	Not Present
12	Lack of Community Planning	Major Extent
13	Declining or sub-par E.A.V. growth	Not Present

Notes:

- 1 Only three factors are required by the Act for eligibility. Eleven factors are present in the Area.
- 2 Factors found to exist on more than 50% of the structures or sub-areas in the Area were identified as being found to a major extent. Factors found to exist on less than 50% of the structures or sub-areas in the Area were identified as being found to a minor extent. Four factors were found to exist to a major extent, seven were found to exist to a minor extent.
- 3 Age, although not a blighting factor for designation, is a threshold that must be met before an Area can qualify as a Conservation Area.

B. Blighted Area Statutory Factors

FACTOR		EXISTING IN VACANT/ UNIMPROVED PORTION OF AREA
1	<p>Two or more of the following factors:</p> <ul style="list-style-type: none"> i. Obsolete platting (Present on 40% of Vacant Parcels) ii. Diversity of ownership (Present on 56% of Vacant Parcels) iii. Tax and assessment delinquencies (Present on 19% of Vacant Parcels) iv. Deterioration of Structures in Neighboring Areas (Present on 100% of Vacant Parcels) v. Environmental Remediation (Not Present) vi. Declining or Sub-Par E.A.V. Growth (Not Present) <p style="text-align: center;">Or</p>	YES
2	<p>Area immediately prior to becoming vacant qualified as a blighted improved area;</p> <p style="text-align: center;">Or</p>	Not Applicable
3	<p>Area consists of unused quarry or quarries;</p> <p style="text-align: center;">Or</p>	Not Applicable
4	<p>Area consists of unused rail yards, rail tracks or rail-road right-of-way;</p> <p style="text-align: center;">Or</p>	Not Applicable
5	<p>Area prior to designation is subject to chronic flooding caused by improvements;</p> <p style="text-align: center;">Or</p>	Not Applicable
6	<p>Area consists of unused disposal site containing earth, stone, building debris, etc.;</p> <p style="text-align: center;">Or</p>	Not Applicable
7	<p>Area is not less than 50 nor more than 100 acres and 75% is vacant;</p>	Not Applicable

Note:

Area qualifies per statutory requirements. Only one factor is required by the Act.

SECTION VI - REDEVELOPMENT PLAN AND PROJECT

A. Introduction

This section presents the Plan and Project for the Area. Pursuant to the Act, when the finding is made that an area qualifies as a conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a redevelopment plan must be prepared. A **redevelopment plan** is defined in the Act at 65 ILCS 5/11-74.4-3 (n) as:

the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

B. Generalized Land Use Plan

The generalized land use plan for the Area is presented on **Exhibit C, Generalized Land Use Plan** included as **Attachment Two** of the **Appendix**.

The generalized land use plan for the Area will be in effect upon adoption of this Plan. This land use plan is a generalized plan in that it states land use categories and alternative land uses that apply to each block in the Area. Existing land uses that are not consistent with these categories may be permitted to remain. However, TIF assistance will only be provided for those properties in conformity with this generalized land use plan.

The Area is anticipated to be redeveloped as a mix of residential neighborhoods and adjacent commercial corridors. Sites for a wide range of land uses, including limited industrial, open space, and public and institutional uses are also included. The various land uses are arranged and located to minimize conflicts between neighboring land use activities. The intent of this redevelopment program is also to enhance and support the existing, viable commercial businesses and residential uses in the Area through providing opportunities for financial assistance for expansion and growth where appropriate.

The generalized land use plan is focused on maintaining and enhancing sound and viable existing businesses and promoting new business development and residential development at selected locations. The generalized land use plan designates six (6) land use categories within the Area as follows:

- i. Residential
- ii. Mixed (Residential/Commercial/Institutional)
- iii. Mixed (Industrial/Institutional/Commercial)
- iv. Institutional

- v. Park Space
- vi. Transportation

These six categories, and their location on **Exhibit C, Generalized Land Use Plan**, included in **Attachment Two** of the **Appendix** were developed from several factors: existing land use, the existing underlying zoning district, and the land use anticipated in the future. For the purposes of this report, several sub-areas are identified below. The purpose of discussing these sub-areas is an attempt to reflect the predominant existing land uses that are present in these areas and the homogeneous nature of the uses in these areas. However, for specific locations within the Area reference should be made to **Exhibit C**.

Division Street, Pulaski Road, Lake Street, and Chicago Avenue

Along the main corridors of the Area, commercial and widely scattered ground floor residential uses currently exist. Underlying zoning designations along these corridors are generally commercial or business in nature. The Generalized Land Use Plan calls for continued commercial and residential uses along these main corridors and allows for the inclusion of institutional uses where appropriate.

Residential Neighborhoods

Residential uses are proposed to be the dominant land use in much of the Area. The Generalized Land Use Plan indicates that the property in the residential neighborhoods that make up the majority of the Area should continue to be used for residential purposes. In-fill construction of residential uses, and rehabilitation of existing residential structures, are anticipated to be the major activities in these areas. Existing institutional uses such as schools, hospitals, fire houses, etc. are anticipated to remain.

It is not the intent of the Generalized Land Use Plan to eliminate non-conforming existing uses. The intent is to prohibit the expansion of certain uses where inappropriate, promote changes in use where appropriate, and allow the various sub-area's to remain intact so that defined commercial corridors, industrial districts and residential neighborhoods can be maintained. Existing non-conforming uses may remain until such time that they are no longer viable for their current use as determined under other City ordinances governing non-conforming uses or become redeveloped in a manner consistent with this Plan.

C. Redevelopment Projects

To achieve the objectives proposed in the Plan, a number of projects and activities will need to be undertaken. An essential element of the Plan is a combination of private projects, as well as public projects and infrastructure improvements. All redevelopment project activities will be subject to the provisions of the City's ordinances and applicable codes, as may be in existence and may be amended from time-to-time. Projects and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Projects:

Rehabilitation of existing properties including adaptive reuse of certain existing buildings built for one use but proposed for another use. New construction or reconstruction of private buildings at various locations as permitted by the Plan.

2. Public Redevelopment Projects:

Public projects and support activities will be used to induce and complement private investment. These may include, but are not limited to: street improvements, building rehabilitation; land assembly and site preparation; street work; transportation improvement programs and facilities; public utilities (water, sanitary and storm sewer facilities); environmental clean-up; park improvements; school improvements; landscaping; traffic signalization; promotional and improvement programs; signage and lighting, as well as other programs as may be provided by the City and permitted by the Act.

The estimated costs associated with the eligible public redevelopment projects are presented in **Table 6-1, Estimated Redevelopment Project Costs** shown on the following page. These projects are necessary to address the needs of the Area identified in this Plan. This estimate includes reasonable or necessary costs incurred or estimated to be incurred in the implementation of this Plan. A description of eligible redevelopment project costs pursuant to the Act is contained in Section VII of this Plan.

The City proposes to achieve its redevelopment goals and objectives for the Area through the use of public financing techniques including, but not limited to, tax increment financing. The City also reserves the right to undertake additional activities and improvements authorized under the Act.

3. Property Assembly:

Property acquisition and land assembly by the private sector in accordance with this Plan will be encouraged by the City. Additionally, the City may encourage the preservation of buildings that are structurally sound and compatible with this Plan for redevelopment of the Area.

To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program, and may be for the purpose of: (a) sale, lease or conveyance to private developers; or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and redevelopment.

TABLE 6-1
Estimated Redevelopment Project Costs

<u>Eligible Expense</u>	<u>Estimated Costs</u>
1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$ 750,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$ 3,500,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs	\$ 4,000,000
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ¹	\$ 4,000,000
5. Relocation Costs	\$ 500,000
6. Job Training, Retraining, Welfare-to-Work	\$ 1,000,000
7. Day Care Services	\$ 1,000,000
8. Interest Subsidy	\$ 1,250,000
Total Redevelopment Costs^{2,3}	\$ 16,000,000⁴

¹This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Plan.

²Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

³The amount of the Total Redevelopment Project Costs that can be incurred in the Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Area, but will not be reduced by the amount of redevelopment project costs incurred in the Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Area only by a public right-of-way.

⁴Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

The West Humboldt Park-Chicago Avenue Redevelopment Area established City authority to acquire and assemble property (See **Appendix, Attachment Five, Housing Impact Study, Exhibit H-1, Units That May Be Removed and Exhibit H-2, West Humboldt Underlying Acquisition Map** for properties identified for acquisition in the West Humboldt Park-Chicago Avenue Redevelopment Area). Such acquisition and assembly under the authority is consistent with this Plan. Nothing in this Plan shall be deemed to limit or adversely affect the authority of the City under the Humboldt Park Redevelopment Area plan to acquire and assemble property. Accordingly, incremental property taxes from the Area may be used to fund the acquisition and assembly of property by the City under the authority of the West Humboldt Park-Chicago Avenue Redevelopment Area.

The City may demolish improvements, remove and grade soils, and prepare sites with soils and materials suitable for new construction. Acquisition, clearance, and demolition will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tax-producing redevelopment closely follows site clearance.

The City may: (a) acquire any historic structure (whether a designated City or State landmark or on, or eligible for, nomination to the National Register of Historic Places); (b) demolish any non-historic feature of such structure; and (c) incorporate any historic structure or historic feature into a development on the subject property or adjoining property. However, no historic buildings were identified within the Area at this time.

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Area, and to meet the other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City. The **Housing Impact Study**, included as **Appendix, Attachment Five** contains further details with respect to location and number of residential units that may require relocation and the relocation plan for any residents displaced as a result of this Plan.

In the event that the implementation of the Plan results in the removal of residential housing units in the Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Re-

location Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Area.

As used in the above paragraph "low-income households", "very low-income households" and "affordable housing" shall have the meanings as set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 64/3. As of the date of this Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The Area contains 4,622 inhabited residential units. The Plan provides the development or redevelopment of several portions of the Area the may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

The results of the housing impact study section are described in a separate report which presents certain factual information required by the Act. The report, prepared by the Consultant, is entitled **The Chicago/Central Park Tax Increment Financing Redevelopment Plan and Project Housing Impact Study** and is attached as **Appendix, Attachment Five** of this Plan.

D. Assessment of Financial Impact on Taxing Districts

The Act was amended to require an assessment of any financial impact of the Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the areas and, with the cooperation of the other affected taxing districts, will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following taxing districts presently levy taxes against all properties located within the Area:

Cook County. The County has principal responsibility for the protection of persons and property, the provision of public health services, and the maintenance of County highways.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure, and recreation of the public.

Metropolitan Water Reclamation District of Greater Chicago. This district provides the main trunk lines for the collection of wastewater from cities, villages, and towns, and for the treatment and disposal thereof.

Chicago Community College District 508. This district is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance, and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade. Morse School, Ryerson School, Ward School, and Westinghouse and Flower High Schools are located within the Area. These schools are identified on **Exhibit A, Boundary Map of TIF Area** included in **Attachment Two** of the **Appendix**.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. Frederick Harding Park, Linden Park, Bolling Park, St. Louis Park, Central Park and Kells Park are located in the Area. **Exhibit A, Boundary Map of TIF Area** included in **Attachment Two** of the **Appendix**.

Chicago School Finance Authority. The Authority was created in 1980 to exercise oversight and control over the financial affairs of the Board of Education.

City of Chicago. The City is responsible for the provision of a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; building, housing and zoning codes, etc.

City of Chicago Library Fund. There are no public libraries located within the boundaries of the Area.

The City finds that the financial impact of the Plan and the Area on the taxing districts listed above is not significant. The replacement of vacant and underutilized properties with new development may cause some increased demand for services and/or capital improvements provided by the Metropolitan Water Reclamation District (M.W.R.D.), and fire and police protection, as well as sanitary collection, recycling, etc. by the City. It is expected that any increase in demand for sanitary and storm sewage facilities can be adequately handled by existing treatment facilities of the M.W.R.D. Likewise, facilities of the City of Chicago are adequate to handle any increased demands that may occur.

The major goals of this Plan are to: (i) revitalize and restore existing business and residential areas; (ii) assemble tracts of land for new private development; (iii) accomplish the planned program of public improvements; (iv) achieve new business in-fill development where possible; and (v) develop vacant portions of residential neighborhoods that have lost residential units in the recent past. In addition, the needs identified herein that cause the Area to qualify for TIF under the Act are to be addressed. This will not result in a need for new facilities or expanded services from area taxing bodies given that the vacant land currently present in the Area was once occupied by structures that generated property taxes but have since had structures demolished. In some cases these properties have been removed from the tax rolls because the City under various City programs acquired them. In addition, the costs presented in **Table 6-1**, include costs for capital improvements associated with taxing district facilities located within the Area. TIF funds may be used to improve the taxing district facilities listed previously.

The Area represents a very small portion (0.2%) of the total tax base of the City. E.A.V. in the Area has been growing at a rate below that of the remainder of the City of Chicago and CPI in two of the last four years, as previously noted. Hence, the taxing bodies will benefit from a program designed to stabilize the tax base in the Area, check the declining tax revenues that are the result of deteriorated conditions in the Area, and attract new growth and development in the future.

It is expected that benefits from new public and private investment in the Area will result in spillover of new development and investment in property, and therefore increased property values in adjoining neighborhoods of the community. The potential for the realization of this trend is borne out by data that was compiled by the Illinois Department of Revenue (DOR). In a report from December 10, 1997, the DOR notes that E.A.V. grows at a faster rate (6.7%) in areas outside of TIF boundaries, in communities where TIFs have been created, than it does in communities that have not created TIFs, where the E.A.V. grew by only 3.5%. Therefore, DOR's research suggests that establishment of the Area and Plan is likely to

also have this spillover effect and will generate additional tax revenue for the City and other local taxing bodies from investment outside its borders.

E. Prior Efforts

A description has been previously given regarding prior plans, studies and activities initiated by the City and others designed to guide the revitalization of the Area. Each of these prior efforts involved area residents, elected officials, businesses, and other neighborhood groups. Meetings held in the Area have elicited comments and input from those residing in or doing business in the Area.

Each of the efforts outlined previously have documented the need for continued and broader efforts to address the very significant needs of the Area. The community leaders and businesses point to the need for expanded concerted efforts to:

- Eliminate the blighting factors;
- Redevelop abandoned sites;
- Improve transportation services, including provision of centralized parking areas, incorporation of vehicular traffic, safety measures, and viaduct improvements;
- Initiate employment training programs so as to better prepare the labor force in the Area for employment opportunities;
- Undertake physical improvements to improve the appearance, image, and marketability of the Area; and
- Encourage other proposals that can create long-term economic life and stability.

SECTION VII - STATUTORY COMPLIANCE AND IMPLEMENTATION STRATEGY

A. Implementation Strategy

The development and follow-through of an implementation strategy is an essential element in achieving the success of this Plan. In order to maximize program efficiency and to take advantage of current developer interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed.

The City may enter into agreements with public entities or private developers, where deemed appropriate by the City, to facilitate public or private projects. The City may also contract with others to accomplish certain public projects and activities as contained in this Plan.

Costs that may be incurred by the City in implementing this Plan may include, without limitation, project costs and expenses that may be eligible under the Act, as amended from time to time, including those costs that are necessary and related or incidental to those listed below as currently permitted by the Act.

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. A list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan were previously provided in **Section 6, Table 6-1, Estimate Redevelopment Project Costs**.

1. Eligible Redevelopment Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan, including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning, or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) Costs of marketing sites within the Area to prospective businesses, developers, and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other con-

crete or asphalt barriers, and the clearing and grading of land;

- d) Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment, or devoted to a different use requiring private investment and the costs of the construction of public works or improvements subject to the limitations in Section 74.4-3(q)(4) of the Act;
- e) Costs of job training and retraining projects, including the costs of "welfare to work" programs implemented by businesses located within the Area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Humboldt Park, West Garfield Park, and East Garfield Park Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
- f) Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months following completion and including reasonable reserves related thereto.
- g) To the extent the City, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred (consistent with statutory requirements) within the taxing district in furtherance of the objectives of the Plan and Project.
- h) Relocation costs, to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);
- i) Payments in lieu of taxes, as defined in the Act;
- j) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Area; (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written

agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to the Public Community College Act 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1 and by school districts of costs pursuant to 105 ILCS 5/10-22.20a and 5/10-23.3a;

- k) Interest costs incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project provided that:
- (i) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - (ii) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - (iii) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (iv) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total: (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - (v) the 30% limitation in (B) and (D) above may be increased to up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- l) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units as provided in the Act;
- m) Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act;
- n) The cost of daycare services for children of employees from low-income families working for businesses located within the Area and all or a portion

of the cost of operation of day care centers established by Area businesses to serve employees from low-income families working in businesses located in the Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 *et seq.*, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act;

- o) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project costs;

In the event the Act is amended after the date of approval of this Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in **Table 6-1** or otherwise adjust the line items in **Table 6-1** without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Plan.

B. Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Area. The 2000 EAV of all taxable parcels in the Area is approximately \$94.4 million. This total EAV amount by PIN, is summarized in, **2000 Estimated E.A.V. by Tax Parcel** included as **Attachment Four** in the **Appendix**. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County.

C. Redevelopment Valuation

Contingent on the adoption of this Plan, it is anticipated that several major private developments and/or improvements may occur within the Area.

The private redevelopment investment and anticipated growth that will result from redevelopment and rehab activity in this Area is expected to increase the equalized assessed valuation by approximately \$20 million to \$25 million over the 23-year period in which the Plan is in place. This is based, in part, upon an assumption that the undeveloped land will be built with new development and that the vacant buildings will be improved and increase in assessed value. These actions will stabilize values in the remainder of the Area and further stimulate rehab and expansion of existing viable businesses.

D. Sources of Funds

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which revenue is received.

The Area is presently contiguous to five Redevelopment Project Areas:

- the Pulaski Industrial Corridor Redevelopment Project Area;
- the Northwest Industrial Corridor Redevelopment Project Area;
- the Midwest Redevelopment Area;
- the Kinzie Industrial Corridor Redevelopment Area; and
- the Division/Homan Redevelopment Area.

The Area is currently, and may in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

The Area may become contiguous to, or be separated only by a public-right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1, et seq.). If the City finds that the goals, objectives, and

financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Area to pay eligible Redevelopment Project Costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Area and such areas. The amount of revenue from the Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 6-1 of this Plan.

E. Nature and Term of Obligation and Completion of the Redevelopment Plan

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligations bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Area is adopted (i.e., assuming City Council approval of the Area and Plan in February 2002, by February 2025). Also the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Area in the manner provided by the Act.

F. Commitment To Fair Employment Practices and Affirmative Action Plan

The City is committed to and will affirmatively implement the following principles with respect to this Plan:

1. The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Project, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers will meet City of Chicago standards for participation of 25 percent Minority Business Enterprises and 5 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above. In order to implement these principles, the City will require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City will be required to agree to the principles set forth in this section.

G. Amending the Redevelopment Plan

This Plan may be amended in accordance with the provisions of the Act.

H. Conformity of the Plan for the Area To Land Uses Approved by the Planning Commission of the City

This Plan and the Project described herein include the generalized land uses set forth on the Generalized Land Use Plan, as approved by the Chicago Plan Commission prior to the adoption of the Plan by the City of Chicago.

I. City Policies

1. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes and the City may then be reimbursed for such costs from incremental taxes.
2. The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.
3. The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").
4. The City will pursue their overall goal of employment of residents within and surrounding the Area in jobs in the Area and in adjacent redevelopment project areas. In this regard, the following objectives are established to meet the goals of the Plan and Project:
 - i. Establish job readiness and job training programs to provide residents within and surrounding the Area with the skills necessary to secure entry level and permanent jobs in the Area and in adjoining Areas.
 - ii. Secure commitments from employers in the Area and adjacent Areas to interview graduates of the Area's job readiness and job training programs.

The above includes taking appropriate actions to work with Area employers, local community organizations, and residents to provide job readiness and job training programs that meet employers hiring needs.

###

Appendix

**Attachment One
Eligibility Study**

The Chicago/Central Park
Tax Increment Financing
Redevelopment Plan and Project
Eligibility Study
Revision #1



City of Chicago • Richard M. Daley, Mayor

September 25, 2001
Revised January 28, 2002

PGA URBAN CONSULTING

with assistance from
ERNEST R. SAWYER ENTERPRISES, INC. & GOODMAN WILLIAMS GROUP

TABLE OF CONTENTS

	PAGE
I. Introduction	1-1
II. Background Information	2-1
A. Location and Size of Area	2-1
B. Description of Current Conditions	2-1
III. Qualification Of The Area	3-1
A. Illinois Tax Increment Allocation Redevelopment Act	3-1
B. Survey Analysis and Distribution of Eligibility Factors	3-4
C. Evaluation Procedure	3-5
D. Investigation and Analysis of Factors	3-5
E. Eligibility Factors – Improved Area	3-6
F. Conclusion of Investigation of Eligibility Factors for the Improved Portion of the Redevelopment Project Area	3-17
G. Analysis of Undeveloped or Vacant Property	3-18
H. Conclusion of Investigation and Eligibility Factors for the Vacant Portion of the Redevelopment Project Area	3-22
IV. Summary And Conclusions	4-1
A. Conservation Area Statutory Factors	4-1
B. Blighted Area Statutory Factors	4-2

TABLES

2-1	Population Characteristics	2-1
2-2	Change In Housing Units	2-2
2-3	Equalized Assessed Value Trends	2-3
2-4	Tabulation of Existing Land Use	2-7
2-5	Historic Structures	2-9
3-1	Conservation Factors Matrix of Improved Area	3-7 & 3-8
3-2	Blighting Factors Matrix of Vacant Area	3-20 & 3-21

I. Introduction

PGAV Urban Consulting (the "Consultant") has been retained by the City of Chicago (the "City") to prepare a Tax Increment Redevelopment Plan for the proposed redevelopment project area known as the Chicago/Central Park Redevelopment Area (the "Area"). Prior to preparation of the Redevelopment Plan, the Consultant undertook various surveys and investigations of the Area to determine whether the Area qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended ("the Act").

This report summarizes the analyses and findings of the Consultant's work, which is the responsibility of the Consultant. This assignment is the responsibility of PGAV Urban Consulting who has prepared this Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of this Eligibility Study in proceeding with the designation of the Area as a redevelopment project area under the Act, and 2) on the fact that PGAV Urban Consulting has obtained the necessary information to conclude that the Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section II presents background information of the Area including the geographic location, description of current conditions and area data; Section III documents the building condition assessment and qualifications of the Area as a combination conservation area and vacant blighted area under the Act; and Section IV, Summary and Conclusions, documents the findings of the Eligibility Study.

This Eligibility Study is a part of the overall tax increment redevelopment plan (the "Plan") for the Area. Other portions of the Plan contain information and documentation as required by the Act for a redevelopment plan.

II. BACKGROUND INFORMATION

A. Location and Size of Area

The Area is located approximately four miles west of downtown Chicago. The Area contains approximately 678 acres and consists of 149 (full and partial) blocks and 4,907 tax parcels. The area is generally bound by Kedzie Avenue on the east, Lake Street on the south, Pulaski Road on the west and the rear property lines of properties that front Grand Avenue on the north.

The boundaries of the Area are described in the **Plan, Appendix, Attachment Three - Legal Description** and are geographically shown on **Plan, Appendix, Attachment Two, Exhibit A - Boundary Map of TIF Area**. The existing land uses are identified on **Plan, Appendix, Attachment Two, Exhibit B - Generalized Existing Land Use Assessment Map**.

B. Description of Current Conditions

Population Characteristics

Most of the Area is located in the southwest portion of Humboldt Park (community area 23). The portion of the Area located south of Kinzie Avenue (400 north) is within West Garfield Park (community area 26) and East Garfield Park (community area 27). Community Area Maps indicating census tracts and other data are provided in the **Appendix** of the **Housing Impact Study**. **Table 2-1** below presents selected Census characteristics for the three communities that contain portions of the Study Area.

Table 2-1
Population Characteristics
1990-2000

<i>Population</i>	<i>Humboldt Park</i>	<i>West Garfield Park</i>	<i>East Garfield Park</i>
1990	67,573	24,095	24,030
2000	65,836	23,019	20,881
% Change 1990-2000	-2.6%	-4.5%	-13.1%
Population By Race - 2000			
White	19.4%	0.7%	1.2%
Black	48.5%	98.4%	97.5%
Am. Indian, Eskimo, or Aleut	0.4%	0.0%	0.0%
Asian or Pacific Islander	0.5%	0.0%	0.1%
Other	28.5%	0.3%	0.3%
Multiple race	2.4%	0.3%	0.5%
Hispanic Origin ¹	48.0%	0.8%	0.9%

1 - Persons of Hispanic Origin may be of any race.

Source: U. S. Department of Commerce - U. S. Census Bureau, 1990 & 2000 Census.

Development Activity and Assessed Value Trends

The population of the three neighborhood areas that comprise the Area declined during the last census period. This trend has been continuous since 1960. The population of Humboldt Park declined by 6% between 1960 and 1990. The population of West Garfield Park fell by 47% between 1960 and 1990. The most dramatic change occurred in East Garfield Park, where the population declined by 64% between 1960 and 1990. However, the impact on the number of housing units in these areas was even more dramatic. During the 1960 to 1990 time period, the number of housing units dropped by 15% in Humboldt Park, 46% in West Garfield Park, and 58% in East Garfield Park. The many vacant lots, particularly in the south portion of the Area, which is in West and East Garfield Park, are a visible reminder of the housing abandonment that has occurred.

The demolition of housing units started in the 1960s and continued through the end of the decade. Table 2-2 below shows the units lost in just the decade of the 1980s when 14% of the units in the community areas that contain a portion of the Area were demolished (housing data for the 2000 census was not available at the time of this writing). The highest numbers of lost units were in the census tracts that comprise the majority of the Area.

**Table 2-2
 Change In Housing Units
 1980-1990**

<u>Community Area</u>	<u>Tract</u>	<u>Units In 1980</u>	<u>Units In 1990</u>	<u>Change</u>	
				<u>Number of Units</u>	<u>Percent</u>
Humboldt Park	2307	2,287	2,001	-286	-13%
	2310	1,258	931	-327	-26%
	2311	551	417	-134	-24%
	2312	3,028	2,548	-480	-16%
	2315	3,174	2,712	-462	-15%
	2316	713	647	-66	-9%
	<i>Subtotal</i>	<i>11,011</i>	<i>9,256</i>	<i>-1,755</i>	<i>-16%</i>
West Garfield Park	2601	679	602	-77	-11%
	2703	705	756	51	7%
	<i>Subtotal</i>	<i>1,384</i>	<i>1,358</i>	<i>-26</i>	<i>-2%</i>
East Garfield Park	2704	484	455	-29	-6%
All Tracts		12,879	11,069	-1,810	-14%

Source: U. S. Department of Commerce - U. S. Census Bureau, 1980 & 1990.

While the decline in housing units was occurring, a total of 90 building permits were issued between January 1996 and May 2001. Of these 90 permits, only 20 were for the construction of new buildings (3 commercial buildings, 14 residential buildings, and 3 institutional buildings). Of the remaining 70 permits issued, 12 were for reconstruction of buildings damaged by fire and 6 were for institutional uses. The remaining 52 permits were for renovations to existing buildings.

The permits issued between January 1996 and May 2001 represent an average of 18 permits per year for the past five years in an Area that contains 4,907 parcels of property. When the permits issued for institutional uses, and permits issued for repairs due to fire, are removed from the data set, 72 permits were issued for 4,889 parcels. This means that only approximately 1.5% of the property in the Area has experienced some type of reinvestment in the last five years. This lack of investment in the Area is reflected by the Assessed Value trends realized over the past five years.

Historic Equalized Assessed Values (EAVs) for the Area and the rate of growth for the City of Chicago and the Consumer Price Index (CPI) for All Urban Consumers for the period between 1995 and 2000 are shown below on **Table 2-3 - Equalized Assessed Value Trends**. Between 1995 and 2000 the City of Chicago EAV increased from \$30.4 billion to \$40.5 billion. The annual percent change in EAV is indicated on **Table 2-3** provided below. In 1995 the EAV of the Area was approximately \$55.5 million. In 2000 the EAV of the Area was approximately \$94.4 million. Further, 553 parcels or 11.2% of the properties in the Area are delinquent in the payment of 1999 real estate taxes.

Table 2-3
Equalized Assessed Value Trends
1995-2000

Year	Area E.A.V.	Area % Change Over Previous Year	City of Chicago % Change Over Previous Year	CPI % Change Over Previous Year ¹	Area E.A.V. Growth Rate Below City	Area E.A.V. Growth Rate Below CPI
1995	\$55,510,901	-	-	-	N/A	N/A
1996	\$54,814,433	-1.3%	1.3%	2.7%	Yes	Yes
1997	\$66,427,790	21.2%	8.4%	2.7%	No	No
1998	\$66,177,987	-0.3%	1.8%	2.0%	Yes	Yes
1999	\$79,851,985	20.7%	4.2%	2.1%	No	No
2002	\$94,413,414	18.2%	14.5%	3.2%	No	No

¹ Consumer Price Index for All Urban Consumers (CPI-U) – Chicago-Gary-Kenosha, IL-IN-WI, United States Bureau of Labor Statistics, January 2002.

While there has been growth in the EAV of the Area since 1995, most of this growth is the result of an anomaly in the way the Assessor calculated equalization factors in this portion of the City and is not the result of increased development activity. This is clear from the age of most of the buildings in the Area and the lack of building permits for new construction. Much of the Area is in need of redevelopment, rehabilitation, and revitalization. Vacant buildings and vacant lots reflect deteriorating and dilapidated conditions that affect the viability of numerous commercial structures. Along Chicago Avenue and a portion of Pulaski Road, numerous commercial buildings have been converted into storefront churches. In addition, other older

commercial structures exhibit deteriorated conditions and are in need of upgrade and improvement. The commercial streetscapes of the Area are also deteriorated. Sidewalks, curbs and gutters, and street paving are in need of repair throughout the Area.

Residential portions of the Area reflect losses in population, and the housing stock shows evidence of decline. The northern portion of the Area exhibits numerous residential structures that are leaning (this may be related to suggestions by some residents that this portion of the Area was used as a land fill in the early part of the 20th century) and deteriorated. The southern portion of the Area exhibits the most severe instances of deteriorated housing. The southern portion of the Area also exhibits numerous vacant lots that once contained residential units. In many instances, the City, under the tax reactivation program, acquired the property associated with these vacant lots or the structures on these properties were demolished under the demolition/lien program. In these instances the City was reacting to declining conditions of Area properties in an attempt to remove abandoned or derelict properties. Throughout the Area, secondary structures (primarily garages associated with residential uses) are deteriorated, and many residential lots contain junk vehicles, trash and debris.

Industrial development is limited in the Area. There is only one large-scale industrial use in the Area, although several small industrial buildings scattered throughout the Area have been converted to churches or are vacant.

Long-term (more than one year) vacancies exist in some buildings, and sections of the Area are vacant and have not generated private development interest. Approximately 10% of the gross land area within the Area is vacant, and the presence of approximately 500,000 sq. ft. of vacant floor area in 291 of the 3,622 buildings in the Area add significantly to the view that the Area experiences additional evidence of blight and that market acceptance of portions of the Area and building stock is not favorable. Generally the vacant floor space is evenly distributed between commercial and residential structures. In addition, 1,225 violations have been issued on buildings and properties in the Area between January 1993 and May 2001 by the City Department of Buildings. In other words since January 1993, approximately 25% of the 4,907 properties in the Area have been cited for having some type of code violation by the City Department of Buildings.

Transportation

Public Transportation

Several CTA bus routes serve the Chicago/Central Park Redevelopment Area. These routes include:

- *North-South Routes*
 - Route 53: Pulaski
 - Route 82: Homan

- Route 52: Kedzie
- *East-West Routes*
 - Route 65: Grand
 - Route 70: Division
 - Route 66: Chicago

A major asset of the Area that could be further exploited is its location on the west side of Chicago. Although CTA buses serve the Area well, CTA train service is limited to the southern portion of the Area. The Green Line, an east-west line that runs along Lake Street, has a newly renovated station at Kedzie (3200 west). In March 2001, the Pulaski Station had an average of 1,578 weekday riders, and the Kedzie Station had 1,286. These figures are among the lowest of the CTA rail stations, suggesting limited opportunities for spin-off commercial development at this time. The lower totals reported at the stations near the Area are likely a result of fewer job opportunities in the Area because industrial uses are generally not concentrated in this portion of the City. It is likely, that fewer workers are commuting to the Area from other sections of the City because there are limited industrial uses and therefore limited industrial jobs in the Area.

Recently a new Green Line station was constructed at Central Park and Lake Street. This station will provide greater access to the Garfield Park Conservatory for all residents once it is completed. The Metra Union Pacific West Line to Geneva also passes through the southern portion of the Area between Franklin Boulevard and Lake Street. The nearest Metra station is located at Kedzie Avenue immediately east of the Area.

Street System

Regional - Downtown Chicago is four miles east of the Area and readily accessible via the Eisenhower Expressway (I-290). The Eisenhower also provides access to the substantial employment base in suburban DuPage County communities to the west. Access to the Eisenhower is provided via major streets (Pulaski, Homan, and Kedzie) approximately one mile south of the Area.

Local - Arterial streets in the Area generally have one or two travel lanes and curb-side parking lanes. Arterial class streets are signalized at intersections with other arterial and collector streets. East-west arterial streets in the Area are Chicago Avenue, Division Avenue, and Lake Street. North-south arterial streets are Pulaski Road, Homan Avenue, and Kedzie Avenue. Pulaski Road and Chicago Avenue experience the largest traffic volume in the Area. East-west arterial streets also provide alternative routes to the City's central area.

Viaducts and Railroads - The Green Line and the rail line utilized by Metra, noted above, have viaducts at the crossings associated with the north-south arterial streets of the Area. In addition, several retaining walls and berms associated with rail operations are located in the Area. All the viaducts and most of the retaining walls associated with rail operations exhibit deteriorated conditions and are in need of re-

pair due to spalling concrete surfaces, damaged columns, cracked, spalling, and crumbling pavement, and broken or damaged lighting.

Pedestrian Traffic

Pedestrian traffic in the Area is concentrated along the major arterial streets in the Area. Chicago Avenue has the largest concentration of pedestrian traffic. The higher concentration of pedestrian traffic in these areas is associated with commuters utilizing the CTA bus lines along this route and concentrations of commercial uses.

Existing Land Use

A tabulation of land area by land use category is provided on the following page. At the present time, the existing land uses itemized in **Table 2-4**, provided on the following page, are predominantly residential in nature, as 62% of the net area (exclusive of public right-of-way) is residential. Residential uses in the Area generally consist of three types of structures. Isolated residential structures (single-family and multi-family) located along commercial corridors, upper-floor residential units in commercial buildings along commercial corridors, and single-family and multi-family structures located in residential neighborhoods. Throughout the residential neighborhoods of the Area the housing stock is in poor condition. This is reflected by a large number of residential units having been vacated and torn down, especially in the southern portion of the Area.

There are a total of 4,622 inhabited residential units in the Area as determined during the field survey of area properties. As set forth in the Act, if a redevelopment plan for the Area results in the displacement of residents from 10 or more inhabited residential units, or if the Area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the feasibility report required by subsection (a) of Section 11-74.4-5 (sic) [Section 11.74-4-4.1] of the Act. Because 75 or more inhabited residential units are located in the Area, a housing impact study has been prepared and is included as an attachment to the **Plan as Appendix, Attachment Five, Housing Impact Study.**

Industrial uses in the Area are limited in the Area and only one large industrial use is located in the Area (3300 block of Franklin Boulevard). Industrial uses comprise 3% of the net land area.

Commercial uses are predominately located along Chicago Avenue, Pulaski Road, and Division Street. Commercial uses account for 8% of the net land area. There is one multi-tenant retail shopping center in the Area (Chicago-Kedzie Plaza). This center is located on Chicago Avenue immediately west of Kedzie Avenue.

Table 2-4
Tabulation of Existing Land Use

Land Use	Land Area Acres	% of Net Land Area ¹	% of Gross Land Area
Industrial	15	3%	2%
Commercial	35	8%	5%
Institutional	40	9%	6%
Vacant Land	74	17%	11%
Residential	279	62%	41%
Park/Playground	4	1%	1%
Public Right-of-Way	231	N/A	34%
Total	678 Ac.	100%	100%

1. Net Land Area does not include public right-of-way.
 Note: Percentage and acreage figures are approximated due to rounding.

Institutional and recreational uses are located throughout the Area. The location of major institutional and recreational uses can be found on **Plan Exhibit A, Boundary Map of TIF Area**, contained in the **Plan Appendix as Attachment Two**. The Area is served well by park, school, and hospital facilities. However, no public libraries are located in the Area. Institutional and recreational uses account for 10% of the net land area.

Major institutional uses and parks within and near the Area are listed below:

- *Parks*
 - Linden - 1139 N. Pulaski
 - Harding - 3921 W. Division
 - Bolling Park - 800 Blk. Of N. Harding
 - St. Louis - 347 N. St. Louis
 - Kells - 3201 W. Chicago
 - Central Park - 721 N. Central Park
 - Garfield Park - 100 N. Central Park (Not Located In The Area)
 - Ohio & Harding Park - 607 N. Harding (Not Located In The Area)
- *Hospitals*
 - Hartgrove - 520 N. Ridgeway
 - Sacred Heart - 3240 W. Franklin
- *Libraries¹*
 - Humboldt Park Branch - 1604 N. Troy (Not Located In The Area)

¹ Both of these libraries are located well outside the Area and are not identified on Exhibit A. They are being listed because they are the nearest facilities operated by the Chicago Library District.

- Midwest Branch - 2335 W. Chicago (Not Located In The Area)
- *Schools*
- Lucy Flower Academy - 3545 W. Fulton
- Samuel Morse Elementary - 620 N. Sawyer
- Wright School - 615 N. Harding (Not Located In The Area)
- Ward School – 410 N. Monticello
- Ryerson School – 646 N. Lawndale
- Westinghouse High School – 3301 W. Franklin

Zoning Characteristics

The property within the Area is zoned in several categories. Manufacturing zones cover a limited number of industrial uses located in the Area. Commercial and business zoning districts are predominant along Chicago Avenue, Pulaski Road, and portions of Division Street. Residential zoning is predominant in the remainder of the Area, reflecting the residential nature of much of the Area (see **Plan Appendix, Attachment Two, Exhibit D, Existing Zoning Map**).

Historic Structures

No buildings identified as Landmarks by the City of Chicago or listed on the National Register of Historic Buildings were documented in the Area. However, 41 buildings listed in the Chicago Landmarks, Historic Resources Survey as possessing potentially significant architectural or historical features were identified. Seven of these structures have been demolished. Many of the buildings listed are concentrated in the southern portion of the Area along Lake and Walnut Streets and Fulton Boulevard. A listing of the structures identified is presented on the following page as **Table 2-5**.

Prior Redevelopment Efforts

Prior redevelopment efforts by the City, Area leaders and residents, businesses and business groups have been associated with on-going business retention efforts, education efforts and scattered street improvements in the Area. In addition, numerous properties associated with the tax reactivation program and on-going City acquisition under the demolition-lien program are located in the Area. The majority of the properties acquired under these programs are associated with deteriorated residential properties, and the structures on those properties have been removed.

**Table 2-5
 Historic Structures**

Building Address	Building Use Or Name
3330-3332 W. Chicago Ave.	Commercial/Residential
724 N. Christiana Ave.	Residential
3209 W. Franklin Blvd.	Demolished
3301-3347 W. Franklin Blvd.	Westinghouse High School
3220 W. Fulton Blvd.	Residential
3221 W. Fulton Blvd.	Residential
3231 W. Fulton Blvd.	Residential
3351 W. Fulton Blvd.	Residential
3445 W. Fulton Blvd.	Residential
3531-3559 W. Fulton Blvd.	Lucy Flower Technical High School
1302 N. Harding Ave.	Demolished
1320 N. Harding Ave.	Residential
1328 N. Harding Ave.	Residential
214-220 Homan Ave.	Commercial/Residential
3701-3721 W. Huron St.	Ryerson School
3921-3925 W. Huron St.	Commercial/Residential
3346 W. Lake St.	Commercial/Residential
3530 W. Lake St.	Residential
3800-3806 W. Lake St.	Demolished
930 N. Lawndale Ave.	Residential
3648 W. Ohio St.	Demolished
600-626 N. Sawyer Ave.	Samuel F. B. Morse School
421 N. Springfield Ave.	Residential
3213 W. Walnut St.	Residential
3216 W. Walnut St.	Residential
3229 W. Walnut St.	Residential
3232 W. Walnut St.	Demolished
3236 W. Walnut St.	Demolished
3241 W. Walnut St.	Residential
3242 W. Walnut St.	Demolished
3245 W. Walnut St.	Residential
3250 W. Walnut St.	Residential
3265 W. Walnut St.	Residential
3303 W. Walnut St.	Residential
3318 W. Walnut St.	Residential
3334 W. Walnut St.	Residential
3433 W. Walnut St.	Residential
3440 W. Walnut St.	Residential
3443 W. Walnut St.	Residential
3445 W. Walnut St.	Residential
3521 W. Walnut St.	Residential

Five redevelopment areas have been established adjacent to the Area. The Northwest Industrial Corridor Redevelopment Area, the Pulaski Industrial Corridor Re-

development Area, the Division/Homan Redevelopment Area, the Kinzie Industrial Corridor Redevelopment Area, and the Midwest Redevelopment Area. The establishment of these five areas has resulted in an increase in development activity in adjacent areas. However, these initiatives have not resulted in significant redevelopment activity in the Area and decline continues. The City has also established the West Humbolt Park-Chicago Avenue Redevelopment Area along Chicago Avenue. These areas are identified on **Exhibit G, Adjacent Redevelopment Areas Map**, contained in the **Plan Appendix as Attachment Two**.

The City and the State of Illinois ("State") have also included a portion of the Area in Enterprise Zone 5 (approximately 64%), and the City and U. S. Department of Housing and Urban Development have included a portion of the Area (approximately 59%) in the Federal Empowerment Zone Program (**Exhibit F, Empowerment & Enterprise Zones Map**, contained in the **Plan Appendix as Attachment Two**).

However, these initiatives have not reversed decline throughout the Area. For the most part, these existing initiatives are directed at industrial or commercial uses in neighboring industrial or commercial corridors. As noted above, the majority of the Area is comprised of residential uses and therefore not the direct subject of these existing mechanisms. It is anticipated that in the future, the underlying Enterprise Zone, Empowerment Zone, and Redevelopment Area, in conjunction with components of this tax increment finance strategy, and other City programs, will greatly assist in addressing Area problems in the Area. Conditions that affect efficient business operations for Area businesses and industries to include:

- deteriorating infrastructure;
- blighting conditions; and
- need for improved training programs for area employees and residents.

Obstacles to providing safe and convenient housing include:

- deteriorating infrastructure;
- incompatible land uses in adjacent areas; and
- deteriorating housing stock.

III. QUALIFICATION OF THE AREA

A. *Illinois Tax Increment Allocation Redevelopment Act*

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a blighted area, a conservation area (or a combination of the two), or an industrial park conservation area as defined at 5/11-74.4-3(a) of the Act. Based on the criteria set forth in the Act, the improved portion of the Area was determined to qualify as a conservation area, and the vacant portion of the Area was determined to qualify as a blighted area. As set forth in the Act a conservation area is:

“conservation area means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

- (1) *Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*
- (2) *Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.*
- (3) *Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.*
- (4) *Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.*
- (5) *Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.*
- (6) *Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.*
- (7) *Lack of ventilation, light or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. In-*

adequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

- (8) *Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.*
- (9) *Excessive land coverage and the overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.*
- (10) *Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.*
- (11) *Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.*
- (12) *The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment project area.*
- (13) *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.*

As set forth in the Act a blighted area is:

“any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

(2) If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easement for public utilities.

(B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.

(D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

(E) The area has incurred Illinois Environmental Protection Agency or United State Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(F) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

(3) If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- (A) *The area consists of one or more unused quarries, mines, or strip mine ponds.*
- (B) *The area consists of unused railyards, rail tracks, or railroad rights-of-way.*
- (C) *The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.*
- (D) *The area consist of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.*
- (E) *Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, that area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982,, and the area has not been developed for that designated purpose.*
- (F) *The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.*

B. Survey, Analysis and Distribution of Eligibility Factors

A parcel-by-parcel analysis of the Area was conducted to identify the presence of eligibility factors (see **Conservation Factors Matrix of Improved Area, Table 3-1**, and **Blighting Factors Matrix of Vacant Area, Table 3-2**, contained later in this section). A form similar to **Table 3-1** and **Table 3-2** was used to document the conditions of Area buildings and properties during field surveys. The data from the field survey was consolidated by sub-area for each of the factors relevant to making a finding of eligibility.

The Area is characterized by the following conditions for the improved portion of the Area:

- the predominance (96%) of structures that are 35 years or older;²
- dilapidation (23% of buildings and 49% of improved parcels);
- obsolescence (10% of buildings);
- deterioration of buildings and site improvements (98% of structures and 97% of improved parcels);
- illegal use of individual structures (less than 1% of buildings);
- presence of structures below minimum code standards (23% of buildings);
- excessive vacancies (8% of buildings);
- lack of ventilation, light or sanitary facilities (less then 1% of buildings);
- excessive land coverage and overcrowding of structures (47% of parcels);

² This is 46% greater than the statutory requirement. Under the Tax Increment Allocation Redevelopment Act, for designation of an area as a Conservation Area, 50% or more of the buildings must be 35 years old or older.

- inadequate utilities (97% of sub-areas³);
- deleterious land use and layout (95% of sub-areas³); and
- lack of community planning (97% of sub-areas³).

In addition, many streets contain potholes and cracked surfaces, and sidewalks and curbs exhibit cracked and broken sections. The conditions and locations of these conditions are further detailed latter in this section.

The vacant portion of the Area is characterized by the following conditions:

- obsolete platting (40% of vacant parcels);
- diversity of ownership (56% of vacant parcels);
- tax and special assessment delinquencies (19% of vacant parcels); and
- deterioration of structures in neighboring areas (100% of vacant parcels)

C. Evaluation Procedure

Professional senior planners and a registered architect from the staff of PGAV Urban Consulting conducted exterior surveys of observable conditions on all properties, buildings, and public and private improvements located in the Area. These inspectors have been trained in TIF survey techniques and have extensive experience in similar undertakings.

The surveys examined not only the condition and use of buildings, but also included surveys of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted on existing site coverage, parking and land uses, and their relationship to the surrounding Area. Investigators also researched historic photos and were assisted by information obtained from the City of Chicago. The boundary and qualification of the Area was determined by the field investigations, eligibility requirements described in the Act, and the needs and deficiencies of the Area.

D. Investigation and Analysis of Factors

In determining whether or not the proposed Area meets the eligibility requirements of the Act, various methods of research were used in addition to the field surveys. The data includes information assembled from the sources below:

1. Contacts with local individuals knowledgeable as to Area conditions and history, age of buildings and site improvements, methods of construction, real estate records and related items, and other information related to the Area was used. In addition, aerial photographs, Sidwell block sheets, etc. were also utilized.

³ Sub-Area refers to Exhibit E, Sub-Area Key Map, contained in the Plan Appendix as Attachment Two

2. Inspection and research as to the condition of local buildings, streets, utilities, etc.
3. On-site field inspection of the proposed Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures of determining conditions of properties, utilities, streets, etc. and determination of eligibility of designated areas for tax increment financing.
4. Use of accepted definitions as provided for in the Act.
5. Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977. These are:
 - i. There exists in many Illinois municipalities areas that are conservation or blighted areas, within the meaning of the TIF statute.
 - ii. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.
 - iii. These findings are made on the basis that the presence of blight or conditions which lead to blight, is detrimental to the safety, health, welfare and morals of the public.

Table 3-1, Conservation Factors Matrix of Improved Area, provided on the following page documents the conditions in the Area.

E. Eligibility Factors – Improved Area

In making the determination of eligibility, each and every property or building in the Area is not required to be blighted or otherwise qualify. It is the Area as a whole that must be determined to be eligible.

The report stated below details conditions that cause the Area to qualify under the Act as a conservation area, per surveys and research undertaken by the Consultant between March and May 2001:

Age Of Structures

Age, although not one of the 13 factors used to establish a conservation area under the Act, is used as a threshold that an area must meet in order to qualify.

Table 3-1
Chicago/Central Park Redevelopment Project Area
Conservation Factors Matrix of Improved Area

Sub Area*	Number of Buildings	Buildings 35 Years of Age or More**	Total Parcels	Improved Parcels	Buildings/Improved Parcels With Site Improvements Exhibiting Factors										Sub Areas Exhibiting Factors				Declining or Sub-par Area EAV Growth	Total Number of Blighting Factors Present***	Sub Area Has 3 or More Factors
					Dilapidation		Deterioration		Obsolescence	Illegal Use of Individual Structures	Presence of Structures Below Min. Code Standards	Excessive Vacancy	Lack of Ventilation Light or Sanitary Facilities	Excessive Land Coverage and Overcrowding of Structures	Inadequate Utilities	Deleterious Land Use and Layout	Environmental Clean-up	Lack of Community Planning			
					Bldgs.	Parcels	Bldgs.	Parcels	Bldgs.	Bldgs.	Bldgs.	Bldgs.	Bldgs.	Parcels							
A	49	49	83	79	7	39	45	76	41	0	10	8	3	41	✓	✓	.	✓	NO	10	Yes
AA	94	81	159	130	11	37	90	130	3	0	11	7	0	51	✓	✓	.	✓		11	Yes
B	75	72	89	85	21	31	66	80	14	0	22	10	1	39	✓	✓	.	✓		10	Yes
BB	96	93	158	111	24	50	90	111	3	0	24	7	0	56	✓	✓	.	✓		9	Yes
C	88	88	90	90	28	52	88	89	3	0	29	4	0	30	✓	✓	.	✓		9	Yes
CC	49	48	74	60	9	26	48	56	3	0	9	8	2	13	✓	✓	.	✓		10	Yes
D	39	39	45	40	12	20	35	40	7	1	12	4	2	19	✓	✓	.	✓		11	Yes
DD	65	61	111	84	19	35	64	82	1	0	20	6	1	22	✓	✓	.	✓		10	Yes
E	85	80	102	92	35	53	85	92	15	0	36	8	1	42	✓	✓	.	✓		10	Yes
EE	52	49	101	66	19	27	52	66	9	0	19	10	1	30	✓	✓	.	✓		10	Yes
F	143	135	164	154	42	76	143	146	10	0	43	5	0	95	✓	✓	.	✓		9	Yes
FF	16	12	64	42	5	9	10	21	5	1	6	2	1	2	✓	✓	.	✓		11	Yes
G	135	133	165	140	46	91	133	136	3	0	46	14	0	54	✓	✓	.	✓		9	Yes
GG	26	25	58	33	1	15	26	27	0	0	1	2	0	13	✓	✓	.	✓		8	Yes
H	144	142	160	147	42	92	144	147	8	0	42	9	0	106	✓	✓	.	✓		9	Yes
HH	71	71	123	88	21	45	71	88	7	0	21	4	0	25	✓	✓	.	✓		9	Yes
I	103	103	111	106	11	56	103	106	0	0	13	1	0	57	✓	✓	.	✓		8	Yes
II	90	89	136	101	26	57	89	91	9	0	34	14	0	13	✓	✓	.	✓		9	Yes
J	80	80	84	81	10	38	59	68	0	0	10	0	0	24	✓	.	.	✓		6	Yes

Table 3-1
Chicago/Central Park Redevelopment Project Area
Conservation Factors Matrix of Improved Area

Sub Area*	Number of Buildings	Buildings 35 Years of Age or More**	Total Parcels	Improved Parcels	Buildings/Improved Parcels With Site Improvements Exhibiting Factors										Sub Areas Exhibiting Factors				Declining or Sub-par Area EAV Growth	Total Number of Blighting Factors Present***	Sub Area Has 3 or More Factors	
					Dilapidation		Deterioration		Obsolescence	Illegal Use of Individual Structures	Presence of Structures Below Min. Code Standards	Excessive Vacancy	Lack of Ventilation Light or Sanitary Facilities	Excessive Land Coverage and Overcrowding of Structures	Inadequate Utilities	Deleterious Land Use and Layout	Environmental Clean-up	Lack of Community Planning				
					Bldgs.	Parcels	Bldgs.	Parcels	Bldgs.	Bldgs.	Bldgs.	Bldgs.	Bldgs.	Parcels								
JJ	103	101	147	110	18	69	101	108	14	0	18	10	0	88	✓	✓	.	✓	NO	9	Yes	
K	82	77	104	96	18	37	81	91	12	0	17	9	0	26	✓	✓	.	✓		9	Yes	
KK	88	88	169	101	38	53	87	93	6	0	38	8	2	66	.	✓	.	✓		9	Yes	
L	142	136	167	152	18	71	142	152	18	0	17	10	4	84	✓	✓	.	✓		10	Yes	
M	134	128	157	144	38	67	133	140	24	0	38	14	0	88	✓	✓	.	✓		9	Yes	
N	147	140	177	153	25	64	147	152	26	0	26	5	0	88	✓	✓	.	✓		9	Yes	
O	148	148	163	149	43	90	148	149	12	2	43	13	0	74	✓	✓	.	✓		10	Yes	
P	156	154	181	161	48	110	155	158	0	0	48	12	1	24	✓	✓	.	✓		9	Yes	
Q	135	133	168	144	36	75	135	143	9	0	38	4	0	23	✓	✓	.	✓		9	Yes	
R	5	2	9	9	0	0	2	3	2	0	0	1	1	3	✓	.	.	.		6	Yes	
S	94	84	173	101	16	29	94	100	11	0	16	10	6	56	✓	✓	.	✓		10	Yes	
T	113	112	152	124	14	38	113	124	19	0	14	16	0	78	✓	✓	.	✓		9	Yes	
U	90	83	122	96	12	34	87	91	11	0	12	7	0	62	✓	✓	.	✓		9	Yes	
V	125	116	152	135	16	54	124	131	3	0	16	9	0	92	✓	✓	.	✓		9	Yes	
W	130	130	161	138	16	73	129	139	13	0	16	14	0	62	✓	✓	.	✓		9	Yes	
X	122	118	154	132	14	65	122	131	12	0	14	12	0	64	✓	✓	.	✓		9	Yes	
Y	157	141	211	177	19	82	157	168	21	0	21	11	4	109	✓	✓	.	✓		10	Yes	
Z	152	120	263	173	50	98	148	167	0	0	50	3	0	50	✓	✓	.	✓		8	Yes	
Total Bldgs., Parcels, Sub-Areas Exhibiting Factors	3622	3461	4907	4024	828	1958	3546	3892	354	4	850	291	30	1869	36	35	0	36		Not Present	11	Yes
% Total Bldgs., Parcels, Sub-Areas Exhibiting Factors	100%	96%	100%	82%	23%	49%	98%	97%	10%	Less Than 1%	23%	8%	Less Than 1%	47%	97%	95%	Not Present	97%		Not Present		

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be ideally suited for meeting modern-day space and development standards. These typical problematic conditions in older buildings can be the initial indicators that the factors used to qualify the Area may be present.

Summary of Findings Regarding Age:

The Area contains a total of 3,622 buildings, of which 96%, or 3,461 buildings are 35 years of age or older as determined by field surveys and local research. In many instances buildings are significantly older than 35 years of age and were constructed in the latter part of the 19th century. Therefore, the Area meets the threshold requirement for a conservation area in that 50% or more of the structures in the Area exceed 35 years of age.

1. Dilapidation

Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings and improvements in an advanced state of disrepair. The field survey of main buildings in the Area found structures with leaning or bowing bearing walls and parapet walls, critical defects in primary structural components such as severely sagging roofs, damaged floor structures, and foundations exhibiting major cracks or displacement. In addition, numerous surface parking lots and sections of fencing associated with commercial and industrial uses throughout the Area exhibited paved surfaces in need of reconstruction, and site fencing that was damaged or missing.

Summary of Findings Regarding Dilapidation:

Of the 3,622 buildings in the Area, 828 buildings, or 23%, were found to exhibit buildings in an advanced state of disrepair. In addition, dilapidated site improvements were found on 1,958, or 49% of the 4,024 improved parcels in the Area. In addition, it should be noted that it was observed that on many of the properties discussed later in this report with respect to acquisition by the City, it was obvious that structures had been recently demolished as part of on-going City efforts to remove dilapidated structures where possible.

2. Obsolescence

An obsolete building or improvement is one which no longer serves its intended use. Thus, obsolescence is the condition or process of falling into disuse. Obsolescence, as a factor, is based upon the documented presence and

reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include:

- a. **Functional Obsolescence:** Structures are typically built for specific uses or purposes, and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies, which limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.
- b. **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection, and hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions, which may not be economically curable, resulting in net rental losses and/or depreciation in market value.
- c. **Obsolete site improvements:** Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

Throughout the Area, the lack of on-site parking, vacant storefronts, vacant second and third floor uses, and dilapidated or deteriorated building conditions indicate that many of the structures in the Area exhibit some form of obsolescence.

Summary of Findings Regarding Obsolescence:

The field survey of buildings in the Area found that certain buildings exhibit characteristics of obsolescence. Obsolete buildings comprised approximately 10% or 354 of the 3,622 buildings in the Area. The majority of these obsolete buildings are located in the commercial portions of the Area. Obsolete site improvements also exist in the Area and are generally associated with the buildings identified above. In addition, narrow streets or driveways, irregular widths, poor or inadequate turning radii or sight lines and lack of paved surfaces on driveways and service areas exist throughout the Area and are examples of obsolete site improvements.

3. Deterioration

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Conditions, which are not easily correctable in the course of normal maintenance, were classified as deteriorated. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects.

Buildings with major defects in the secondary building components (i.e., damaged doors and door frames, broken windows, window frames and mullins, porches in need of material replacement, gutters and downspouts damaged or missing, weathered fascia materials, cracks in masonry walls, spalling masonry surfaces, etc.) were observed in the Area. Many of the structures located in the Area exhibited these conditions. In addition, roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas also evidenced deterioration such as; surface cracking, crumbling, potholes, depressions, loose paving materials, weeds protruding through the surface, etc. Site fencing on many larger commercial and industrial lots was rusting and required repair to individual posts or sections of fencing. In some instances, parking areas for vacant properties was being used for trailer storage. In these instances, it was evident that the lots, and in some cases adjacent streets, were not designed for such use and were exhibiting cracks and other deteriorated conditions as a result of heavy truck traffic.

Summary of Findings Regarding Deterioration:

Throughout the Area, deteriorating conditions were recorded on 98% or 3,546 of the 3,622 buildings in the Area. The exterior field survey of main buildings in the Area found structures with major defects in the secondary components, including windows, doors, gutters, downspouts, porches, chimneys, fascia materials, parapet walls, etc. Deterioration of site improvements and public improvements was also observed. Deteriorated site improvements were observed on 3,892 or 97% of the 4,024 improved parcels in the Area.

4. Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, State building laws and regulations. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from various types of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies that presume to threaten health and safety.

Summary of Findings Regarding Presence of Structures Below Minimum Code Standards:

Considering the age of buildings in the Area, it is certain that many of the buildings are below the minimum code standards currently in force by the City of Chicago. However, in order to substantiate these conditions both interior and exterior inspections of the properties would be required. Based on clearly observable conditions evident from exterior inspection throughout the Area, structures below minimum code were recorded in 23% or 850 of the 3,622 buildings in the Area. The exterior field survey of buildings in the Area found structures not in conformance with local zoning codes and structures not safe for occupancy because of fire and similar hazards.

In addition, on many Area properties, garbage, trash, discarded tires and abandoned vehicles were observed. Trash and debris from drive-by dumping is illegal and promotes unsanitary and/or unhealthy conditions. Old tires can collect water and promote mosquito breeding. The presence of open air dumping of trash creates conditions that promote the presence of disease carrying insects and vermin.

5. Illegal Use of Individual Structures

This factor applies to the use of structures in violation of applicable national, State or local laws. Examples of illegal uses may include, but not be limited to, the following:

- a. illegal home occupations;
- b. conduct of any illegal vice activities such as gambling or drug manufacture;
- c. uses not in conformance with local zoning codes and not previously grand fathered in as legal nonconforming uses;
- d. uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

Summary of Findings Regarding Illegal Use of Individual Structures:

This factor was documented in less than 1% or 4 of the 3,622 buildings in the Area.

6. Excessive Vacancies

Establishing the presence of this factor requires the documenting of the presence of vacant buildings which are unoccupied or underutilized and which represent an adverse influence on the Area because of the frequency, extent,

or duration of such vacancies. It includes properties which evidence no apparent effort directed toward occupancy or utilization and partial vacancies.

During the field investigation of the Area, a total of 291 buildings were observed to contain vacant floor space. Based on City of Chicago maps that indicate building footprints, it was estimated that approximately 500,000 square feet of floor space was vacant. The vacant floor space is generally distributed evenly between commercial and residential structures. Based on the condition of some of the vacant floor space (boarded up windows, deteriorated interior finishes, lack of lighting, outdated signage, etc.), it is evident that much of this floor space has been vacant for an extended period of time.

Summary of Findings Regarding Excessive Vacancies:

The field investigation indicates that 291 buildings, 8% of the total 3,622 buildings, have vacancy of floor space. There is in excess of 500,000 sq. ft. of vacant floor space (ground floor and upper floors) in the Area. This vacant floor space is generally distributed equally among commercial and residential structures.

7. Lack of Ventilation, Light or Sanitary Facilities

Many older structures fail to provide adequate ventilation, light or sanitary facilities. This is also a characteristic often found in illegal or improper building conversions and in commercial buildings converted to residential usage. Lack of ventilation, light or sanitary facilities is presumed to adversely affect the health of building occupants (i.e., residents, employees or visitors).

Summary of Findings Regarding Lack of Ventilation, Light or Sanitary Facilities:

The exterior field survey of main buildings in the Area found structures without adequate mechanical ventilation, natural light and proper window area ratios in the Area. Structures exhibiting a lack of ventilation, light or sanitary facilities were recorded in less than 1%, or 30 of the 3,622 buildings.

8. Inadequate Utilities

Inadequate utilities refers to deficiencies in the capacity or condition of utilities which service a property or area, including, but not limited to, storm drainage, water supply, electrical power, sanitary sewers, gas and electricity.

Summary of Findings Regarding Inadequate Utilities:

According to the City Department of Water, most of the water mains in the Area are over one hundred years old. The Department projects the service life

of an underground water main to be 100 years, and any water main with three or more breaks in a block is a candidate for replacement regardless of age. Based on data provided by the City of Chicago Department of Water, water mains in need of replacement were located within 97%, or 36 of the 37 Sub Areas identified on Exhibit E – Sub-Area Key Map, included in Plan Appendix, Attachment Two.

9. Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor may be documented by showing instances where building coverage is excessive. Excessive coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and/or shape in relation to present-day standards of development for health and safety; and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of fire due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading or service. Excessive land coverage has an adverse or blighting effect on nearby development because problems associated with lack of parking or loading areas impact adjoining properties.

Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities:

Structures exhibiting 100% lot coverage with party or fire walls separating one structure from the next is a historical fact of high-density urban development. This situation is common throughout the commercial portions of the Area.

Numerous businesses are located in structures that cover 100% of their respective lots. In other cases where the business's building may not cover the entire lot, the business is utilizing 100% of their lot for activities associated with their operations (storage, work areas, etc.). These conditions typically do not allow for off-street loading facilities for shipping operations, do not provide parking for patrons and employees, and do not allow for adequate setbacks. This has prompted overflow parking and truck traffic associated with normal business operations to utilize surrounding residential areas for parking and access. This condition is common along Chicago Avenue and Pulaski Road.

In addition, numerous residential buildings exhibit excessive land coverage and overcrowding of structures. In many cases residential structures have been reconfigured to include one or two additional units within the structure then the original design intended. While there is still generally only one structure on a given lot there are now 3 or 4 units within that structure compared

to only 1 or 2 when the structure was originally constructed. This has resulted in increased parking demand on residential streets. The improvements associated with 47%, or 1,869 of the 4,024 improved parcels in the Area, revealed some evidence of excessive land coverage or overcrowding of structures and community facilities.

10. Deleterious Land Use or Layout

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

Summary of Findings Regarding Deleterious Land Use or Layout:

In an area such as the Chicago/Central Park Redevelopment Area where its character has evolved over the years, industrial, commercial and residential uses are often in close proximity to one another. It is not unusual to find residential structures in small pockets or isolated within a predominantly industrial area or an isolated industrial use in a residential area. Although these areas may be excepted by virtue of age and continuous occupancy as legal non-conforming uses (whose existence and use is thereby "grandfathered"), they are, nonetheless, incompatible land uses inasmuch as the predominant character of the Area is influenced by these differing uses. In addition, the presence of abandoned vehicles, billboards, junkyards, and boarded-up vacant buildings are deleterious land uses that contribute to decline. Deleterious land uses and land use relationships were located within 95%, or 35 of the 37 Sub Areas identified on Exhibit E – Sub-Area Key Map, included in Plan Appendix, Attachment Two.

11. Lack of Community Planning

This may be counted as a factor if the Area was developed prior to, or without the benefit or guidance of, a community plan. This means that no community plan existed, was considered inadequate, and/or was virtually ignored during the time of the area's development. Indications of a lack of community planning include:

1. Streets, alleys, and intersections that are too narrow or awkwardly configured to accommodate traffic movements.
2. Viaducts lower than the minimum height requirements creating truck clearance problems.
3. Tracts of land that are too small or that have awkward configurations and/or unusual dimensions.

4. Some properties in the Area do not enjoy good access to public streets.
5. Industrial land use and zoning adjacent to or within heavily developed residential areas without ample buffer areas.
6. Numerous commercial and limited industrial properties exist that are too small to adequately accommodate appropriate off-street parking and loading requirements.
7. The presence of deteriorated structures and other physical conditions that are further evidence of an absence of effective community planning.

Summary of Findings Regarding Lack of Community Planning:

Lack of Community Planning was observed in 36, or 97%, of the 37 Sub Areas identified on Exhibit E – Sub-Area Key Map included in Plan Appendix, Attachment Two. Examples of this factor observed in the Area include: conversions of residential structures into commercial businesses, conversion of single-family and two-family residential structures into multi-family residential units; industrial and commercial uses located in predominately residential areas; street and alleys that are too narrow; commercial, industrial, institutional, multi-family conversions properties that do not provide adequate off-street parking; and the presence of deteriorated structures and other conditions that indicate the absence of effective community planning.

12. Environmental Remediation Costs

If an Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment project area then this factor may be counted.

Summary of Findings Regarding Environmental Remediation Costs:

This factor was not identified in the Area. However, research by the City Department of Environment indicated that numerous properties in the Area are listed in the Department's databases as having potential environmental issues. It was noted by the Department that prior to any demolition or rehabilitation activity, formal asbestos and lead-based paint surveys should be conducted. It was also noted by the Department that all demolition or rehabilitation activi-

ties should be performed in accordance with all applicable permits and regulations.

13. Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation

If the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available, or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available then this factor may be counted.

Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation:

Investigation of historic E.A.V. indicated the presence of this factor did not exist. However, the E.A.V. of the Area has declined in two of the last five calendar years and grew slower than the balance of the City and CPI in those years as well.

F. Conclusion of Investigation of Eligibility Factors for the Improved Portion of the Redevelopment Project Area

The presence of vacancies in area buildings, deteriorated, dilapidated and obsolete structures and site improvements, deleterious land use relationships, and lack of community planning are evidence of the declining conditions in the Area. In addition, these conditions are present to a meaningful extent throughout the Area and their presence underscores the lack of private investment and rejection of the Area by the private market.

The City and the State of Illinois have designated 64% of the Area as a State of Illinois Enterprise Zone and 59% of the Area as a Federal Empowerment Zone. In addition, a portion of the Area is included in a recently created Urban Renewal Area and is adjacent to several previously created Redevelopment Areas designated under the TIF mechanism. These designations are in further response to the deteriorating conditions in and adjacent to the Area, recognition of the significant needs, and realization that financial incentives are required to attract private investment to this section of the City.

The tax increment program and redevelopment plan include measures designed to reduce or eliminate the deficiencies which cause the improved portion of the Area to qualify as a conservation area consistent with the strategy of the City of Chicago for revitalizing other designated redevelopment areas and industrial corridors. As

documented in this investigation and analysis, it is clear that the Area is impacted by a number of eligibility factors. The presence of these factors qualifies the improved portion of the Area as a conservation area.

G. Analysis of Undeveloped or Vacant Property

The Area contains 883 vacant parcels of land, or 18% of the total parcels (approximately 74 acres of land, or 17% of the net land area exclusive of public rights-of-way) in the Area. A number of these properties are residential properties that were acquired by the City under the tax reactivation program. In many instances the properties contained improvements that were in such a deteriorated and dilapidated condition that the property was cleared. Vacant land is identified in the **Plan Appendix as Attachment Two, Exhibit B – Generalized Existing Land Use Assessment Map**. The blighting factors present on vacant parcels are summarized on **Blighting Factors Matrix of Vacant Area, Table 3-2**, contained on the following pages. A form similar to **Table 3-2** was used to document the conditions of vacant Area properties during field surveys and subsequent analyses. The data was consolidated by sub-area for each of the factors relevant to making a finding of eligibility.

1. Obsolete Platting, Diversity of Ownership, Tax Delinquencies, Deterioration of Structures in Neighboring Areas, Environmental Remediation, Declining or Sub-Par E.A.V. (2 or More)

As indicated in the Act, 2 or more of the factors listed above must be present in order for vacant land to qualify as blighted under these factors.

Summary of Findings Regarding Obsolete Platting:

The result of obsolete platting of vacant land is parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easement for public utilities.

The vacant land located along the commercial corridors of the Area is obsolete in terms of current requirements for commercial development. The majority of these former commercial properties are platted as lots that range from 24 feet to 50 feet wide by 125 feet deep. These extremely narrow lots are obsolete in terms of contemporary commercial development standards. Lots of this size do not provide for adequate off-street parking and are limited in terms of reuse for commercial purposes. In most instances, for redevelopment to occur, multiple lots would have to be acquired to provide the minimal parking and setback requirements. In addition, many of the vacant residential portions of the Area also exhibit obsolete platting. The proximity to public rights of way and re-subdivision has created parcels with unusual configurations that would be

difficult to redevelop. The investigation of this factor indicated that obsolete platting was present on 40%, or 357 of the 883 vacant parcels in the Area.

Summary of Findings Regarding Diversity of Ownership:

Diversity of ownership refers to parcels of vacant land owned by so large a number of individuals or entities that the ability to assemble the land for development is retarded or impeded. Individual landowners own the majority of vacant lots in the Area. In other words, very few areas exist where multiple vacant lots in a block have been acquired and consolidated into single ownership. The primary exception to this condition is the property acquired by the City under the demolition-lien program (see discussion below). This is particularly the case in the residential portions of the vacant area. In all likelihood, redevelopment of the vacant portions of the Area will be difficult given the scattered nature and multiplicity of owners of the vacant lots on a given block. The investigation of this factor indicated that diversity of ownership was present on 56%, or 495 of the 883 vacant parcels in the Area.

Summary of Findings Regarding Tax Delinquencies:

A majority of the City owned property in the Area was acquired under the tax reactivation program or demolition-lien program. In addition, as indicated in the Plan Appendix, Attachment Four, 2000 Estimated EAV by Tax Parcel, 553 parcels were delinquent in the payment of 1999 real estate taxes. Most of the parcels acquired under the demolition-lien or tax reactivation program were acquired within the last 5 years. The investigation of this factor indicated that this factor was present on 19%, or 171 of the 883 vacant parcels in the Area.

Summary of Findings Regarding Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land:

As indicated in the analysis of conservation area factors, approximately 98% of buildings and 97% of improved parcels exhibited deteriorated conditions. It was found that all of the vacant land is located on blocks that exhibited deterioration of improved parcels or buildings. Therefore, deterioration of structures or site improvements in neighboring areas adjacent to the vacant land was found to exist for all of the vacant land present in the Area.

Summary of Findings Regarding Environmental Remediation:

Investigation did not document the presence of this factor.

Table 3-2
Chicago/Central Park Redevelopment Project Area
Blighting Factors Matrix of Vacant Area

Sub Area*	Vacant Parcels	Vacant Land Factors (2 or More)					Declining or Sub-par EAV Growth	Parcels Containing 2 Or More Factors	Vacant Land Factors (1 or More)						Parcels Containing 1 Or More Factors
		Obsolete Platting	Diversity of Ownership	Tax & Special Assess- ment Delinq.	Det. Of Struct. In Neigh. Areas	Environ. Clean-Up			Unused Quarry or Mine	Unused Railyard or Railroad R. O. W.	Chronic Flooding	Illegal Disposal Site	Village or Town Center	Blighted/ Improved Area Prior To Becoming Vacant	
A	4	4	0	1	4	0	NO	4	0	0	0	0	0	0	0
AA	29	7	14	4	29	0		16	0	0	0	0	0	0	0
B	4	3	0	0	4	0		3	0	0	0	0	0	0	0
BB	47	11	35	11	47	0		38	0	0	0	0	0	0	0
C	0	0	0	0	0	0		0	0	0	0	0	0	0	0
CC	14	7	5	5	14	0		10	0	0	0	0	0	0	0
D	5	2	2	0	5	0		4	0	0	0	0	0	0	0
DD	27	7	13	8	27	0		14	0	0	0	0	0	0	0
E	10	5	0	0	10	0		5	0	0	0	0	0	0	0
EE	35	12	33	4	35	0		34	0	0	0	0	0	0	0
F	10	4	0	1	10	0		4	0	0	0	0	0	0	0
FF	22	11	16	2	22	0		16	0	0	0	0	0	0	0
G	25	7	6	1	25	0		12	0	0	0	0	0	0	0
GG	25	7	21	9	25	0		21	0	0	0	0	0	0	0
H	13	9	2	0	13	0		9	0	0	0	0	0	0	0
HH	35	19	22	6	35	0		26	0	0	0	0	0	0	0
I	5	3	0	0	5	0		3	0	0	0	0	0	0	0
II	35	13	28	6	35	0		28	0	0	0	0	0	0	0
J	3	0	0	0	3	0		0	0	0	0	0	0	0	0
JJ	37	28	15	11	37	0		30	0	0	0	0	0	0	0
K	8	8	4	1	8	0	8	0	0	0	0	0	0	0	
KK	68	27	52	20	68	0	52	0	0	0	0	0	0	0	
L	15	5	4	4	15	0	9	0	0	0	0	0	0	0	
M	13	10	2	6	13	0	10	0	0	0	0	0	0	0	

Table 3-2
Chicago/Central Park Redevelopment Project Area
Blighting Factors Matrix of Vacant Area

Sub Area*	Vacant Parcels	Vacant Land Factors (2 or More)						Parcels Containing 2 Or More Factors	Vacant Land Factors (1 or More)						Parcels Containing 1 Or More Factors
		Obsolete Platting	Diversity of Ownership	Tax & Special Asses- ment Delinq.	Det. Of Struct. In Neigh. Areas	Environ. Clean-Up	Declining or Sub-par EAV Growth		Unused Quarry or Mine	Unused Railyard or Railroad R. O. W.	Chronic Flooding	Illegal Disposal Site	Village or Town Center	Blighted/ Improved Area Prior To Becoming Vacant	
N	24	4	7	2	24	0	NO	11	0	0	0	0	0	0	0
O	14	6	5	2	14	0		9	0	0	0	0	0	0	0
P	20	9	8	2	20	0		14	0	0	0	0	0	0	0
Q	24	22	16	7	24	0		22	0	0	0	0	0	0	0
R	0	0	0	0	0	0		0	0	0	0	0	0	0	0
S	72	9	41	13	72	0		50	0	0	0	0	0	0	0
T	28	5	18	5	28	0		19	0	0	0	0	0	0	0
U	26	15	21	7	26	0		23	0	0	0	0	0	0	0
V	17	7	5	2	17	0		13	0	0	0	0	0	0	0
W	23	10	8	7	23	0		15	0	0	0	0	0	0	0
X	22	7	9	7	22	0		12	0	0	0	0	0	0	0
Y	34	11	13	6	34	0		16	0	0	0	0	0	0	0
Z	90	43	67	11	90	0		68	0	0	0	0	0	0	0
Total Parcels Exhibiting Factors	883	357	495	171	883	0	0	628	0	0	0	0	0	0	0
% Total Parcels Exhibiting Factors	100%	40%	56%	19%	100%	Not Present	Not Present	71%	Not Present	Not Present	Not Present	Not Present	Not Present	Not Present	0%

Summary of Findings Regarding Declining or Sub-Par E. A. V. Growth:

As noted earlier in this section investigation of historic E.A.V. indicated that the presence of this factor did not exist.

With respect to this second set of factors for vacant land, only one factor is required.

Summary of Findings Regarding Blighted Improved Area Immediately Prior to Becoming Vacant:

As discussed previously, many of the properties indicated as vacant on Exhibit B – Generalized Existing Land Use Assessment Map contained in Attachment Two of the Plan Appendix, were acquired under the tax reactivation program. It is evident from historic plats and photos that buildings once existed on many of these sites and demolition of these structures has occurred over time. Documentation of the conditions of many of the vacant parcels prior to becoming vacant is not available. Given the City's aggressive demolition and acquisition of dilapidated structures in the Area, it can be concluded that the demolished buildings were removed due to various factors that would have qualified the buildings as blighted. These conditions would have included:

- *deterioration;*
- *dilapidation;*
- *obsolescence;*
- *presence of structures below minimum code standards;*
- *abandonment; and*
- *excessive vacancy*

However, for the purposes of this analysis, because the conditions of these properties could not be documented, this factor was not shown as present within the Area on Table 3-2.

H. Conclusion of Investigation of Eligibility Factors for the Vacant Portion of the Redevelopment Project Area

As indicated in the discussion above, and on Table 3-2, the factors required to qualify the vacant portion of the Area as a blighted area exist, that the presence of those factors were documented to a meaningful extent so that the City may reasonably find that the factors are clearly present within the intent of the Act, and that the factors were reasonably distributed throughout the vacant portion of the Area. A total of 628 vacant parcels, or 71% of the 883 vacant parcels, contained 2 or more of the first set of factors for vacant land.

The tax increment program and redevelopment plan include measures designed to reduce or eliminate the deficiencies which cause the Area to qualify consistent with the strategy of the City of Chicago for revitalizing other designated redevelopment areas and industrial corridors. As documented in this investigation and analysis, it is clear that the vacant portion of the Area is impacted by a number of eligibility factors. The presence of these factors qualifies the vacant portion of the Area as a blighted area.

IV. SUMMARY AND CONCLUSIONS

The conclusions of PGAV Urban Consulting are that the number, degree, and distribution of eligibility factors in the Area as documented in this Eligibility Study warrant: i) the designation of the improved portion of the Area as a conservation area, and ii) the designation of the vacant portion of the Area as a blighted area as set forth in the Act. Below is a summary table highlighting the factors found to exist in the Area that causes it to qualify.

A. Conservation Area Statutory Factors

FACTOR ¹		EXISTING IN AREA ²
	Age ³	96% of bldgs. exceed 35 years of age.
1	Dilapidation	Minor Extent
2	Obsolescence	Minor Extent
3	Deterioration	Major Extent
4	Illegal use of individual structures	Minor Extent
5	Presence of structures below minimum code standards	Minor Extent
6	Excessive vacancies	Minor Extent
7	Lack of ventilation, light or sanitary facilities	Minor Extent
8	Inadequate utilities	Major Extent
9	Excessive land coverage	Minor Extent
10	Deleterious land use or layout	Major Extent
11	Environmental clean-up	Not Present
12	Lack of Community Planning	Major Extent
13	Declining or sub-par E.A.V. growth	Not Present

Notes:

- 1 Only three factors are required by the Act for eligibility. Eleven factors are present in the Area.
- 2 Factors found to exist on more than 50% of the structures or sub-areas in the Area were identified as being found to a major extent. Factors found to exist on less than 50% of the structures or sub-areas in the Area were identified as being found to a minor extent. Four factors were found to exist to a major extent and seven were found to exist to a minor extent.
- 3 Age, although not a blighting factor for designation, is a threshold that must be met before an Area can qualify as a Conservation Area.

B. Blighted Area Statutory Factors

	FACTOR	EXISTING IN VACANT/ UNIMPROVED PORTION OF AREA
1	Two or more of the following factors: i. Obsolete platting (Present on 40% of Vacant Parcels) ii. Diversity of ownership (Present on 56% of Vacant Parcels) iii. Tax and assessment delinquencies (Present on 19% of Vacant Parcels) iv. Deterioration of Structures in Neighboring Areas (Present on 100% of Vacant Parcels) v. Environmental Remediation (Not Present) vi. Declining or Sub-Par E.A.V. Growth (Not Present) Or	YES
2	Area immediately prior to becoming vacant qualified as a blighted improved area; Or	Not Applicable
3	Area consists of unused quarry or quarries; Or	Not Applicable
4	Area consists of unused rail yards, rail tracks or rail-road right-of-way; Or	Not Applicable
5	Area prior to designation is subject to chronic flooding caused by improvements; Or	Not Applicable
6	Area consists of unused disposal site containing earth, stone, building debris, etc.; Or	Not Applicable
7	Area is not less than 50 nor more than 100 acres and 75% is vacant;	Not Applicable

Note:

Area qualifies per statutory requirements. Only one factor is required by the Act.

Although it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to make a finding of qualification as a conservation area or a vacant blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. From the data presented in this report it is clear that the eligibility factors are reasonably distributed throughout the Area.

In addition, the Area on the whole has not been subject to growth and investment by private enterprise and is not expected to do so without the adoption of the Plan. Age and the requirements of contemporary commercial tenants and decline of residential areas have caused portions of the Area and its building stock to become obsolete and deteriorated and may result in further disinvestments that will not be overcome without action by the City. These conditions have been previously documented in this report. All properties within the Area will benefit from the TIF program.

The conclusions presented in this Eligibility Study are those of the Consultant. The local governing body should review this Eligibility Study and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a conservation area for the improved portion of the Area and a finding of a blighted area for the vacant portion of the Area and making this Eligibility Study a part of the public record.

The analysis contained herein was based upon data assembled by PGAV Urban Consulting. The study and survey of the Area indicate the requirements necessary for designation as a combination conservation area and a blighted area, are present. Therefore, the Area qualifies as a combination conservation area and a vacant blighted area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act.

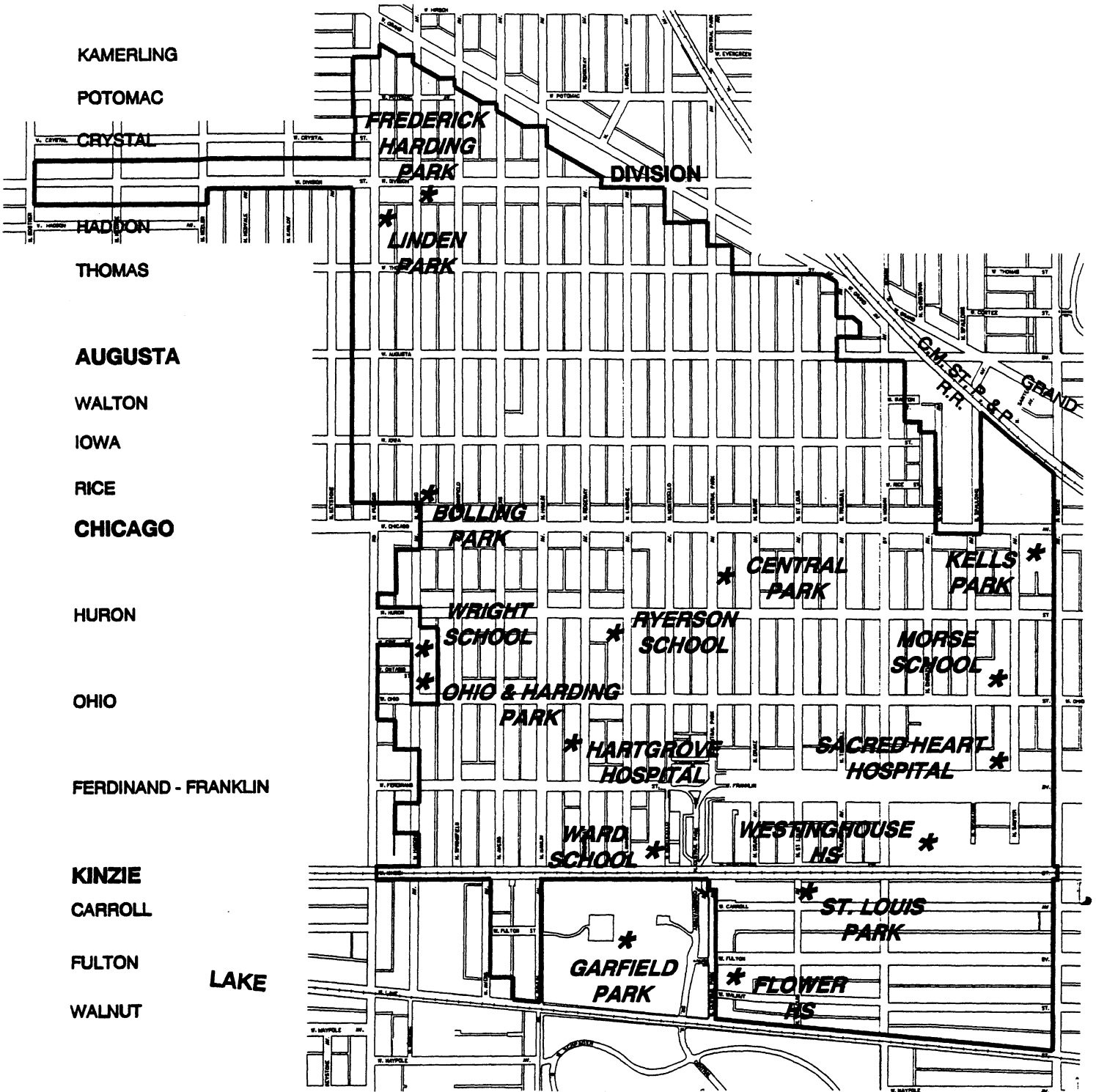
###

Attachment Two
Maps and Plan Exhibits

Exhibit A
Boundary Map of TIF Area
Chicago / Central Park Redevelopment Area
 City of Chicago, Illinois

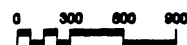
LEGEND

Chicago / Central Park
 Redevelopment Area Boundary



- KOSTNER**
- KILDARE**
- KEELER**
- KEDVALE**
- KARLOV**
- KEYSTONE**
- PULASKI**
- HARDING**
- SPRINGFIELD**
- AVERS**
- HAMLIN**
- RIDGEWAY**
- LAWDALE**
- MONTICELLO**
- CENTRAL PARK**
- DRAKE**
- ST. LOUIS**
- TRUMBULL**
- HOMAN**
- CHRISTIANA**
- SPAULDING**
- SAWYER**
- KEDZIE**








APRIL 20, 2001



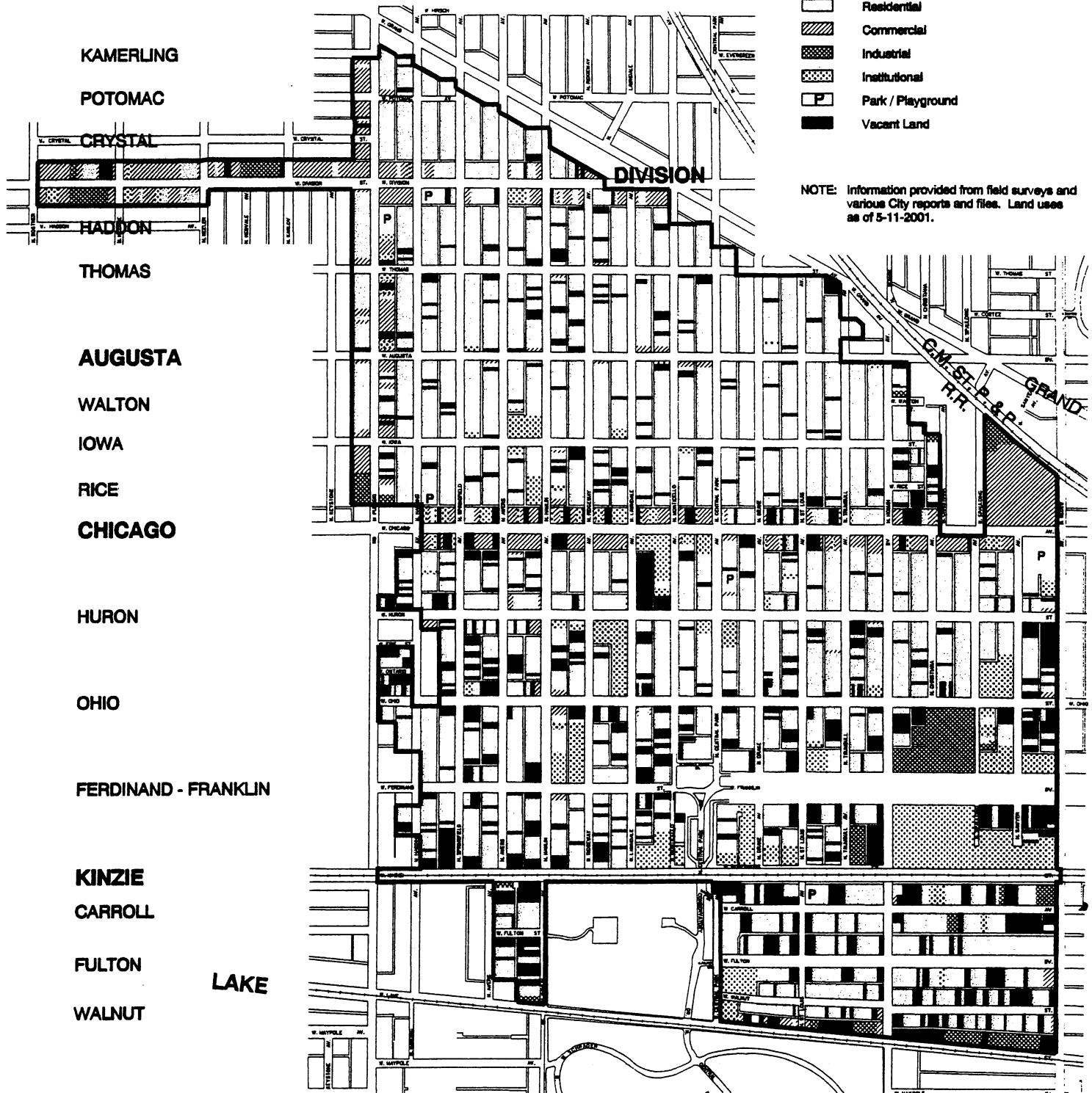
RGV Urban Consulting

Exhibit B
Generalized Existing Land Use Assessment Map
Chicago / Central Park Redevelopment Area
 City of Chicago, Illinois

LEGEND

-  Chicago / Central Park Redevelopment Area Boundary
-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Park / Playground
-  Vacant Land

NOTE: Information provided from field surveys and various City reports and files. Land uses as of 5-11-2001.



- KOSTNER**
- KILDARE**
- KEELER**
- KEDVALE**
- KARLOV**
- KEYSTONE**
- PULASKI**
- HARDING**
- SPRINGFIELD**
- AVERS**
- HAMLIN**
- RIDGEWAY**
- LAWDALE**
- MONTICELLO**
- CENTRAL PARK**
- DRAKE**
- ST. LOUIS**
- TRUMBULL**
- HOMAN**
- CHRISTIANA**
- SPAULDING**
- SAWYER**
- KEDZIE**

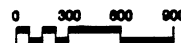
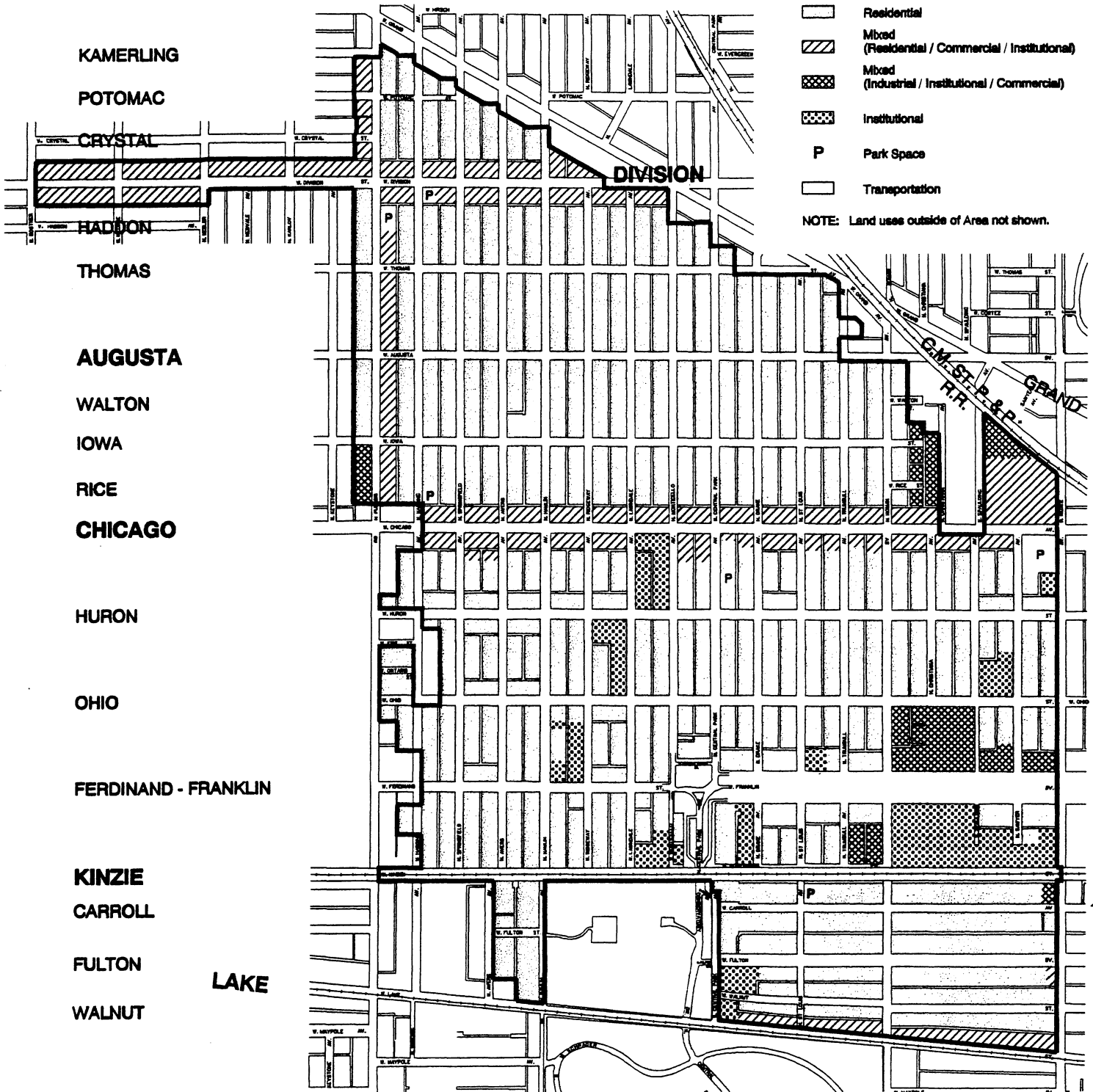


Exhibit C
Generalized Land Use Plan
Chicago / Central Park Redevelopment Area
 City of Chicago, Illinois

LEGEND

- Chicago / Central Park Redevelopment Area Boundary
- Residential
- Mbcd (Residential / Commercial / Institutional)
- Mbcd (Industrial / Institutional / Commercial)
- Institutional
- Park Space
- Transportation

NOTE: Land uses outside of Area not shown.



KOSTNER
KILDARE
KEELER
KEDVALE
KARLOV
KEYSTONE
PULASKI
HARDING
SPRINGFIELD
AVERS
HAMLIN
RIDGWAY
LAWNDALE
MONTICELLO
CENTRAL PARK
DRAKE
ST. LOUIS
TRUMBULL
HOMAN
CHRISTIANA
SPAULDING
SAWYER
KEDZIE

APRIL 20, 2001

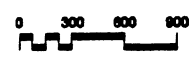


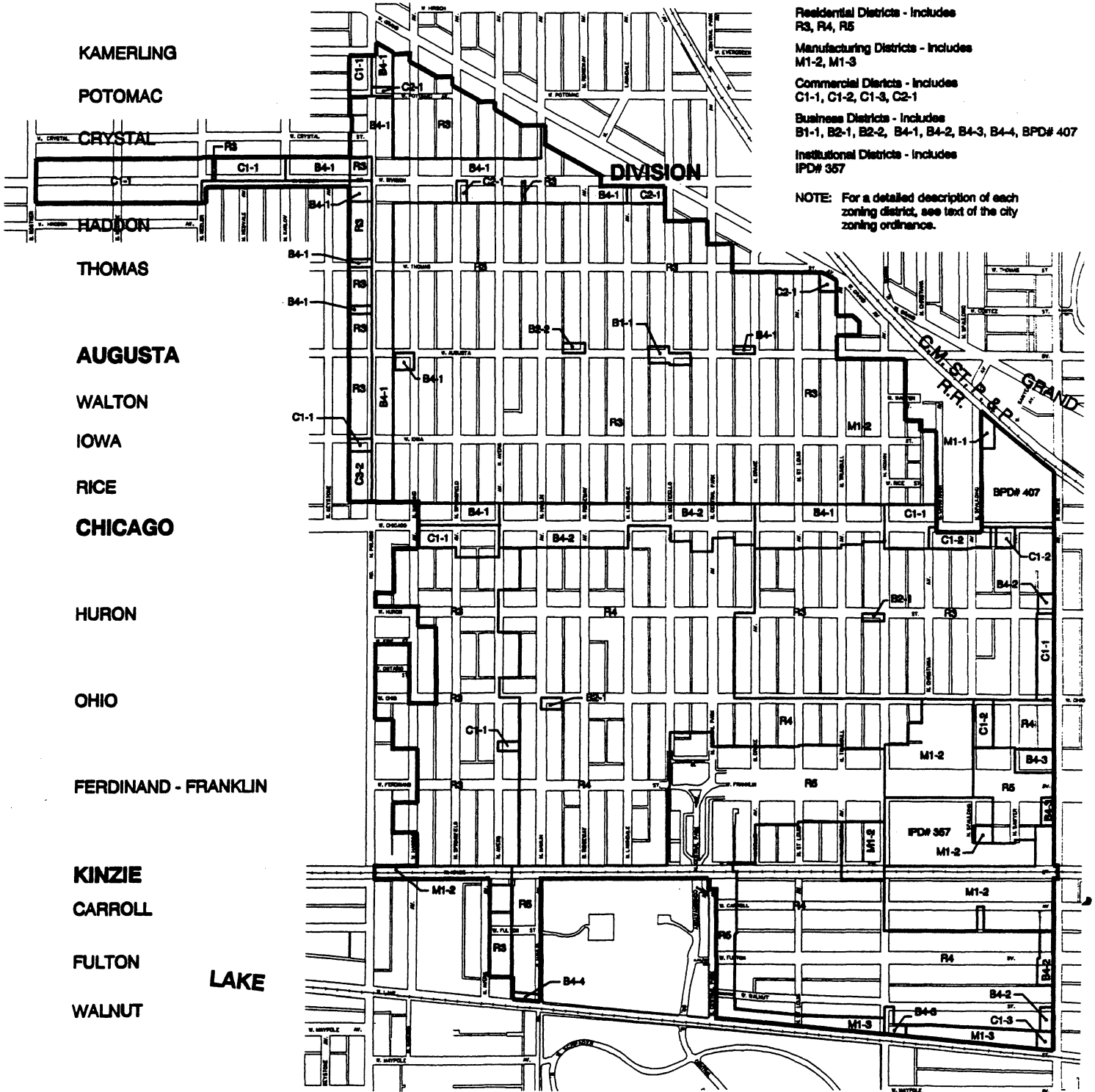
Exhibit D
Existing Zoning Map
Chicago / Central Park Redevelopment Area
 City of Chicago, Illinois

LEGEND

Chicago / Central Park Redevelopment Area Boundary

- Residential Districts - Includes R3, R4, R5
- Manufacturing Districts - Includes M1-2, M1-3
- Commercial Districts - Includes C1-1, C1-2, C1-3, C2-1
- Business Districts - Includes B1-1, B2-1, B2-2, B4-1, B4-2, B4-3, B4-4, BPD# 407
- Institutional Districts - Includes IPD# 357

NOTE: For a detailed description of each zoning district, see text of the city zoning ordinance.

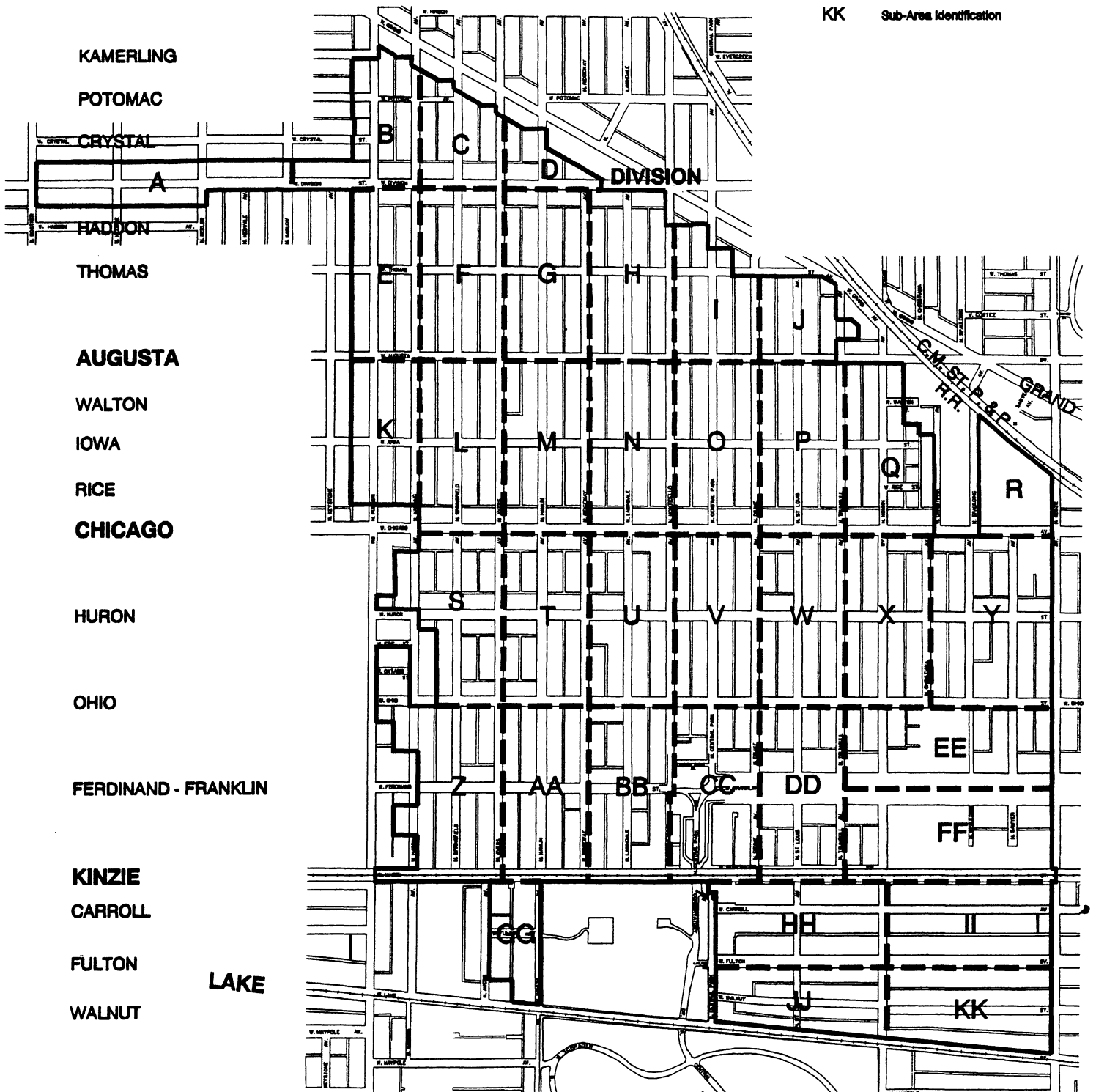


- KOSTNER**
- KILDARE**
- KEELER**
- KEDVALE**
- KARLOV**
- KEYSTONE**
- PULASKI**
- HARDING**
- SPRINGFIELD**
- AVERS**
- HAMLIN**
- RIDGEWAY**
- LAWDALE**
- MONTICELLO**
- CENTRAL PARK**
- DRAKE**
- ST. LOUIS**
- TRUMBULL**
- HOMAN**
- CHRISTIANA**
- SPAULDING**
- SAWYER**
- KEDZIE**



Exhibit E
Sub-Area Key Map
Chicago / Central Park Redevelopment Area
 City of Chicago, Illinois

LEGEND
 — Chicago / Central Park Redevelopment Area Boundary
 KK Sub-Area Identification

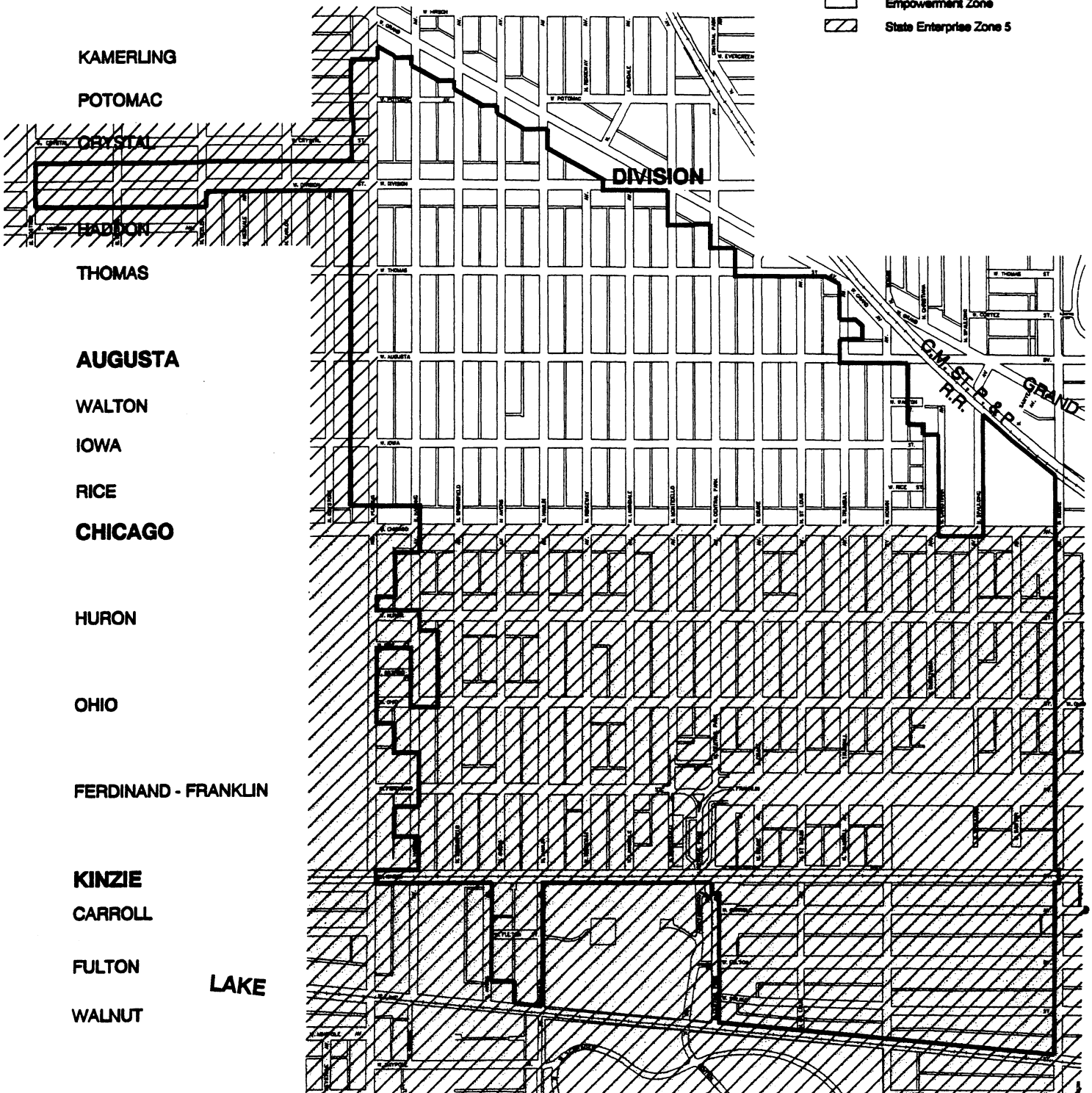


- KOSTNER**
- KILDARE**
- KEELER**
- KEDVALE**
- KARLOV**
- KEYSTONE**
- PULASKI**
- HARDING**
- SPRINGFIELD**
- AVERS**
- HAMLIN**
- RIDGEWAY**
- LAWDALE**
- MONTICELLO**
- CENTRAL PARK**
- DRAKE**
- ST. LOUIS**
- TRUMBULL**
- HOMAN**
- CHRISTIANA**
- SPAULDING**
- SAWYER**
- KEDZIE**

Exhibit F
Empowerment & Enterprise Zones Map
Chicago / Central Park Redevelopment Area
 City of Chicago, Illinois

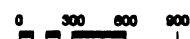
LEGEND

-  Chicago / Central Park Redevelopment Area Boundary
-  Empowerment Zone
-  State Enterprise Zone 5



- KOSTNER**
- KILDARE**
- KEELER**
- KEDVALE**
- KARLOV**
- KEYSTONE**
- PULASKI**
- HARDING**
- SPRINGFIELD**
- AVERS**
- HAMLIN**
- RIDGEWAY**
- LAWDALE**
- MONTICELLO**
- CENTRAL PARK**
- DRAKE**
- ST. LOUIS**
- TRUMBULL**
- HOMAN**
- CHRISTIANA**
- SPAULDING**
- SAWYER**
- KEDZIE**

APRIL 20, 2001



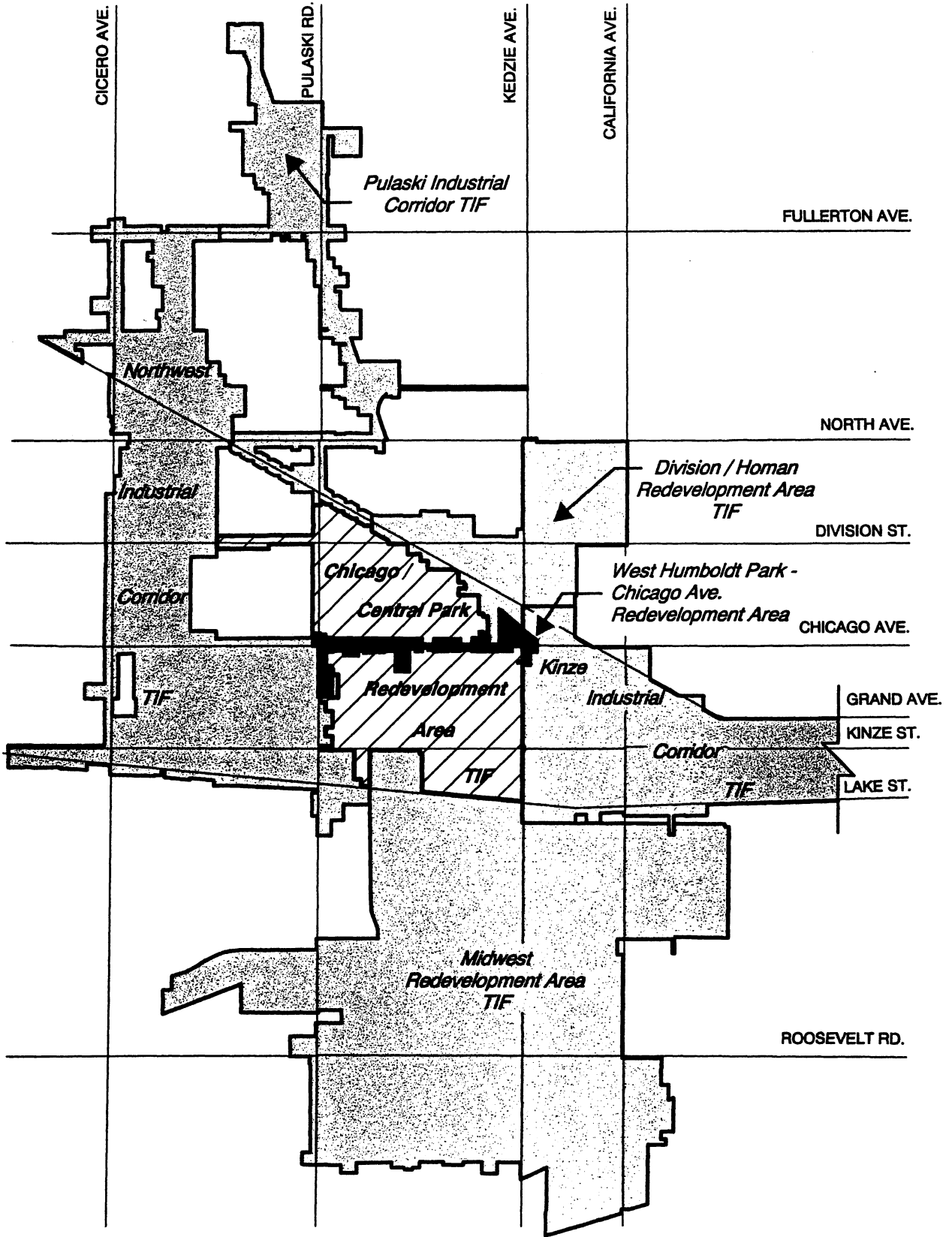
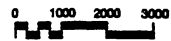


Exhibit G
Adjacent Redevelopment Areas Map
Chicago / Central Park Redevelopment Area
 City of Chicago, Illinois

AUGUST 2001



FGV Urban Consulting

**Attachment Three
Legal Description**

CHICAGO / CENTRAL PARK REDEVELOPMENT AREA

ALL THAT PART OF SECTIONS 2, 3 AND 11 IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH KEELER AVENUE WITH THE SOUTH LINE OF WEST DIVISION STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST DIVISION STREET TO THE EAST LINE OF LOT 40 IN BLOCK 6 IN MILLS AND SONS SUBDIVISION OF BLOCKS 1, 2, 7 AND 8 IN THE RESUBDIVISION OF BLOCKS 1 AND 2 IN THE FOSTER SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 40 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD TO THE SOUTH LINE OF LOT 29 IN BLOCK 1 IN ELLSWORTH T. MARTIN'S SUBDIVISION OF BLOCKS 1 AND 2 OF THE RESUBDIVISION OF BLOCKS 5 AND 6 IN THE FOSTER SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST CHICAGO AVENUE;

THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE OF LOT 29 IN BLOCK 1 IN ELLSWORTH T. MARTIN'S SUBDIVISION TO THE WEST LINE OF LOT 19 IN SAID BLOCK 1 IN ELLSWORTH T. MARTIN'S SUBDIVISION, SAID WEST LINE OF LOT 19 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD;

THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD TO THE NORTH LINE OF SAID LOT 19 IN BLOCK 1 IN ELLSWORTH T. MARTIN'S SUBDIVISION;

THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 19 IN BLOCK 1 IN ELLSWORTH T. MARTIN'S SUBDIVISION TO THE WEST LINE OF NORTH PULASKI ROAD;

THENCE NORTH ALONG SAID WEST LINE OF NORTH PULASKI ROAD TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN BLOCK 7 IN THOMAS J. DIVEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST

HALF OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 30 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF CHICAGO AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF THE ALLEY NORTH OF CHICAGO AVENUE TO THE EAST LINE OF NORTH HARDING AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH HARDING AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 6 IN THE SUBDIVISION OF BLOCK 4 IN F. HARDING'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 6 IN THE SUBDIVISION OF BLOCK 4 IN F. HARDING'S SUBDIVISION, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF CHICAGO AVENUE, TO THE WEST LINE OF LOTS 6 THROUGH 24, BOTH INCLUSIVE, IN SAID SUBDIVISION OF BLOCK 4 IN F. HARDING'S SUBDIVISION, SAID WEST LINE OF LOTS 6 THROUGH 24, INCLUSIVE, BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 THROUGH 5, INCLUSIVE, IN THE SUBDIVISION OF LOTS 25 TO 29, INCLUSIVE, OF BLOCK 4 OF F. HARDING'S SUBDIVISION, SAID NORTH LINE OF LOTS 25 TO 29, INCLUSIVE, BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF WEST HURON STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY NORTH OF WEST HURON STREET TO THE EAST LINE OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH PULASKI ROAD TO THE NORTH LINE OF WEST HURON STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST HURON STREET TO THE EAST LINE OF NORTH HARDING AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH HARDING AVENUE TO THE SOUTH LINE OF LOT 46 IN BLOCK 6 IN FITCH'S SUBDIVISION OF BLOCKS 5, 6 AND 11 OF F. HARDING'S SUBDIVISION, IN

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 46 IN BLOCK 6 IN FITCH'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, IN SAID BLOCK 6 IN FITCH'S SUBDIVISION, SAID WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH HARDING AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH HARDING AVENUE TO THE SOUTH LINE OF WEST OHIO STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST OHIO STREET TO THE WEST LINE OF NORTH HARDING AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH HARDING AVENUE TO THE SOUTH LINE OF WEST ERIE STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST ERIE STREET TO THE EAST LINE OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH PULASKI ROAD TO THE NORTH LINE OF LOT 42 IN THE SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF LOT 42 IN THE SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 1 THROUGH 14, INCLUSIVE, IN SAID SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION, SAID WEST LINE OF LOTS 1 THROUGH 14, INCLUSIVE, BEING ALSO THE EAST LINE OF THE ALLEY EAST OF PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF PULASKI ROAD TO THE SOUTH LINE OF LOT 14 IN SAID SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 14 IN SAID SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF HARDING AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF HARDING AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN THE

SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID THE EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN THE SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION TO THE WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, IN SAID SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION, SAID WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD TO THE SOUTH LINE OF LOT 15 IN SAID SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 15 IN SAID SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH HARDING AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH HARDING AVENUE TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE WEST ALONG SAID NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD TO THE EAST LINE OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH PULASKI ROAD TO THE SOUTH LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILROAD;

THENCE EAST ALONG SAID SOUTH LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILROAD TO THE EAST LINE OF NORTH AVERS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH AVERS AVENUE TO THE SOUTH LINE OF LOT 27 IN LAKE STREET & CENTRAL PARK SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 27 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF LAKE STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF LAKE STREET AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 13 IN SAID LAKE STREET & CENTRAL PARK SUBDIVISION, SAID WEST LINE OF LOT 13 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH HAMLIN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF NORTH HAMLIN AVENUE TO THE NORTH LINE OF WEST LAKE STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST LAKE STREET TO THE EAST LINE OF NORTH HAMLIN AVE.;

THENCE NORTH ALONG SAID EAST LINE OF NORTH HAMLIN AVENUE TO THE SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY TO THE WEST LINE OF VACATED NORTH CENTRAL PARK AVENUE, SAID WEST LINE OF VACATED NORTH CENTRAL PARK AVENUE BEING A LINE 10 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF VACATED NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE OF VACATED CENTRAL PARK AVENUE, SAID SOUTH LINE OF VACATED CENTRAL PARK AVENUE BEING A LINE 86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY;

THENCE EAST ALONG SAID SOUTH LINE OF VACATED CENTRAL PARK AVENUE TO THE EAST LINE OF NORTH CENTRAL PARK AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH CENTRAL PARK AVENUE TO THE NORTH LINE OF WEST LAKE STREET;

THENCE EASTERLY ALONG SAID NORTH LINE OF WEST LAKE STREET TO THE WEST LINE OF NORTH KEDZIE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE TO THE SOUTH LINE OF THE CHICAGO & NORTHWESTERN

RAILROAD COMPANY RIGHT OF WAY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY TO THE EAST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID EAST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE NORTH LINE OF AFORESAID CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY;

THENCE WEST ALONG SAID NORTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY TO THE WEST LINE OF NORTH KEDZIE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE TO THE SOUTHWESTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD RIGHT OF WAY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD RIGHT OF WAY TO THE EAST LINE OF NORTH SPAULDING AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH SPAULDING AVENUE TO THE SOUTH LINE OF WEST CHICAGO AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST CHICAGO AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 43 IN CHRISTIANA, A SUBDIVISION OF THE EAST HALF OF LOT 5 IN SUPERIOR COURT PARTITION OF THE EAST HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 43 IN CHRISTIANA BEING ALSO THE WEST LINE OF NORTH CHRISTIANA AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF NORTH CHRISTIANA AVENUE TO THE SOUTH LINE OF LOT 71 IN SAID CHRISTIANA, A SUBDIVISION OF THE EAST HALF OF LOT 5 IN

SUPERIOR COURT PARTITION OF THE EAST HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 71 IN CHRISTIANA AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 19 IN BLOCK 3 OF WILSON AND GOULD'S SUBDIVISION OF THE WEST HALF OF LOT 5 IN SUPERIOR COURT PARTITION OF THE EAST HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 19 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH CHRISTIANA AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF LOT 19 IN BLOCK 3 OF WILSON AND GOULD'S SUBDIVISION TO THE NORTH LINE OF SAID LOT 19, SAID NORTH LINE OF LOT 19 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST WALTON STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST WALTON STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 10 AND 11 IN SAID BLOCK 3 OF WILSON AND GOULD'S SUBDIVISION, SAID EAST LINE OF LOTS 10 AND 11 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH HOMAN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH HOMAN AVENUE TO THE SOUTH LINE OF WEST AUGUSTA BOULEVARD

THENCE WEST ALONG SAID SOUTH LINE OF WEST AUGUSTA BOULEVARD TO THE WEST LINE OF NORTH TRUMBULL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH TRUMBULL AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 19 IN THE SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 19 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST AUGUSTA BOULEVARD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 19 IN THE SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO TO THE EAST LINE OF SAID LOT 19, SAID EAST LINE OF LOT 19 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH TRUMBULL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH TRUMBULL AVENUE TO THE NORTHEASTERLY LINE OF LOT 22 IN THE SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO, SAID NORTHEASTERLY LINE OF LOT 22 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY EAST OF NORTH TRUMBULL AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY EAST OF NORTH TRUMBULL AVENUE TO THE NORTH LINE OF LOT 23 IN SAID SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO, SAID NORTH LINE OF LOT 23 BEING ALSO THE SOUTH LINE OF A PUBLIC ALLEY;

THENCE WEST ALONG SAID NORTH LINE OF LOT 23 IN THE SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH TRUMBULL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH TRUMBULL AVENUE TO THE SOUTHWESTERLY LINE OF WEST GRAND AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF WEST GRAND AVENUE TO THE SOUTH LINE OF WEST THOMAS STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST THOMAS STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 5 IN CHARLES H. KUSEL'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 5 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH CENTRAL PARK AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY EAST OF NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE OF LOT 10 IN SAID CHARLES H. KUSEL'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 10 IN CHARLES H. KUSEL'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH CENTRAL PARK AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH CENTRAL PARK AVENUE TO THE NORTH LINE OF LOT 16 IN BLOCK 1 OF TREAT'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE

THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 16 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST GRAND AVENUE;

THENCE WEST ALONG SAID NORTH LINE OF LOT 16 IN BLOCK 1 OF TREAT'S SUBDIVISION TO THE WEST LINE OF SAID LOT 16, SAID WEST LINE OF LOT 16 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH CENTRAL PARK AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 16 TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 42 IN SAID BLOCK 1 OF TREAT'S SUBDIVISION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 42 IN BLOCK 1 OF TREAT'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH MONTICELLO AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH MONTICELLO AVENUE TO THE SOUTH LINE OF WEST DIVISION STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST DIVISION STREET TO A LINE PERPENDICULAR TO THE SOUTH LINE OF WEST DIVISION STREET, SAID PERPENDICULAR LINE HAVING A SOUTHERLY TERMINUS ON THE SOUTH LINE OF WEST DIVISION STREET AND A NORTHERLY TERMINUS AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST DIVISION STREET WITH THE NORTHEASTERLY LINE OF LOT 46 IN BLOCK 15 OF BEEBE'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE NORTHEAST QUARTER THEREOF), SAID NORTHEASTERLY LINE OF LOT 46 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF WEST GRAND AVENUE;

THENCE NORTH ALONG SAID PERPENDICULAR LINE TO SAID POINT OF INTERSECTION OF THE NORTH LINE OF WEST DIVISION STREET WITH THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF WEST GRAND AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF WEST GRAND AVENUE TO THE EAST LINE OF NORTH HAMLIN AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF NORTH HAMLIN AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 12 IN BLOCK 6 IN THOMAS J. DIVEN'S SUBDIVISION IN THE WEST HALF OF THE

NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH
LINE OF LOT 12 IN BLOCK 6 IN THOMAS J. DIVEN'S SUBDIVISION AND
ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 43
IN SAID BLOCK 6 IN THOMAS J. DIVEN'S SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 43 IN SAID BLOCK 6
IN THOMAS J. DIVEN'S SUBDIVISION TO THE NORTHEASTERLY LINE
THEREOF;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF
LOT 43 AND ALONG THE NORTHEASTERLY LINE OF LOT 44 IN SAID BLOCK
6 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE NORTHWESTERLY
EXTENSION THEREOF TO THE WEST LINE OF AVERS AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF AVERS AVENUE TO THE
NORTH LINE OF LOT 12 IN BLOCK 5 IN SAID THOMAS J. DIVEN'S
SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 12 IN BLOCK 5 IN
THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION
THEREOF TO THE EAST LINE OF LOT 57 IN SAID BLOCK 5 IN THOMAS J.
DIVEN'S SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 57 IN SAID BLOCK 5
IN THOMAS J. DIVEN'S SUBDIVISION TO THE NORTHEASTERLY LINE
THEREOF;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF
LOT 57 IN SAID BLOCK 5 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG
THE NORTHEASTERLY LINE OF LOT 58 IN SAID BLOCK 5 AND ALONG THE
NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH
SPRINGFIELD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH SPRINGFIELD
AVENUE TO THE NORTH LINE OF LOT 4 IN THE RESUBDIVISION OF LOTS 12
TO 16 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN THE
RESUBDIVISION OF LOTS 12 TO 16 IN BLOCK 1 IN THOMAS J. DIVEN'S
SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE
EAST LINE OF LOT 21 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 21 AND ALONG THE EAST LINE OF LOT 22 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION TO THE NORTHEASTERLY LINE OF SAID LOT 22;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 22 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE NORTHEASTERLY LINE OF LOT 23 IN SAID BLOCK 1 AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF HARDING AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF HARDING AVENUE TO THE NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 12 TO 15 IN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 12 TO 15 IN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 35 IN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 35 AND ALONG THE EAST LINE OF LOT 36 IN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION TO THE NORTHEASTERLY LINE OF SAID LOT 36;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 36 IN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE NORTHEASTERLY LINE OF LOT 37 IN SAID BLOCK 2 TO THE EAST LINE OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF PULASKI ROAD TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF WEST KAMERLING AVENUE;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF WEST KAMERLING AVENUE TO THE EAST LINE OF LOT 11 IN BLOCK 4 OF DAMAREST AND KAMERLING'S GRAND AVENUE SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 11 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 30 IN SOLOMON BOEHM'S RESUBDIVISION OF LOTS 1 TO 43, BOTH INCLUSIVE, IN BLOCK 1 OF STRAYHORN'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST

QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 30 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST POTOMAC AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF LOT 30 IN SOLOMON BOEHM'S RESUBDIVISION TO THE EAST LINE OF SAID LOT 30;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 30 IN SOLOMON BOEHM'S RESUBDIVISION TO THE NORTH LINE OF WEST CRYSTAL STREET;

THENCE WEST ALONG SAID NORTH LINE OF WEST CRYSTAL STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 4 IN THE RESUBDIVISION OF LOTS 1 TO 10, BOTH INCLUSIVE, IN BLOCK 4 OF STRAYHORN'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 4 IN THE RESUBDIVISION OF LOTS 1 TO 10, BOTH INCLUSIVE, IN BLOCK 4 OF STRAYHORN'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 4, SAID SOUTH LINE OF LOT 4 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST DIVISION STREET;

THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST DIVISION STREET TO THE EAST LINE OF NORTH KOSTNER AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH KOSTNER AVENUE TO THE NORTH LINE OF LOT 20 IN BLOCK 1 OF CASTLE'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 3 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST DIVISION STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST DIVISION STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH KEELER AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF NORTH KEELER AVENUE TO THE POINT OF BEGINNING AT THE SOUTH LINE OF WEST DIVISION STREET;

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

Attachment Four
2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ²	RESIDENTIAL PROPERTY ADDRESS ⁴
1	1602123009	16,743			0	0	
2	1602123010	17,259			0	0	
3	1602123011	18,802			0	0	
4	1602123012	15,411			0	0	
5	1602123013	19,956			0	0	
6	1602123014	15,531			0	0	
7	1602123015	18,697			0	0	
8	1602123016	14,722			0	0	
9	1602123017	20,416			0	0	
10	1602123018	6,115			0	0	
11	1602123019	6,359	YES		0	0	
12	1602123020	23,820			0	0	
13	1602123021	20,105	YES		0	0	
14	1602123022	20,156			0	0	
15	1602123023	4,892			0	0	
16	1602123024	22,295			0	0	
17	1602123025	15,509			0	0	
18	1602123026	14,740			0	0	
19	1602123027	13,881			0	0	
20	1602123028	14,835			0	0	
21	1602123029	14,991			0	0	
22	1602123030	15,075			0	0	
23	1602123031	4,585			0	0	
24	1602123032	4,585			0	0	
25	1602123033	24,785			0	0	
26	1602124011	18,842			0	0	
27	1602124012	17,025			0	0	
28	1602124013	24,543			0	0	
29	1602124014	25,010			0	0	
30	1602124015	11,251			0	0	
31	1602124016	23,147			0	0	
32	1602124017	38,433			0	0	
33	1602124018	23,147			0	0	
34	1602124019	27,731			0	0	
35	1602125001	20,874			0	0	
36	1602125002	50,118		MIXED USE	1	1	1257 N PULASKI
37	1602125003	25,019		MULTI-FAMILY	2	2	1251 N PULASKI
38	1602125004	19,758		SINGLE FAMILY	1	1	1249 N PULASKI
39	1602125005	24,954		SINGLE FAMILY	1	1	1245 N PULASKI
40	1602125006	15,340		SINGLE FAMILY	1	1	1243 N PULASKI
41	1602125007	13,341		MULTI-FAMILY	2	2	1239 N PULASKI
42	1602125008	15,382		SINGLE FAMILY	1	1	1237 N PULASKI
43	1602125009	15,556		SINGLE FAMILY	1	1	1233 N PULASKI
44	1602125010	20,305		MULTI-FAMILY	2	2	1231 N PULASKI
45	1602125011	19,698		MULTI-FAMILY	2	2	1227 N PULASKI
46	1602125012	15,340		SINGLE FAMILY	1	1	1225 N PULASKI
47	1602125013	15,885		SINGLE FAMILY	1	1	1221 N PULASKI
48	1602125014	14,722		SINGLE FAMILY	1	1	1219 N PULASKI
49	1602125015	16,845		MULTI-FAMILY	2	2	1215 N PULASKI
50	1602125016	22,895			0	0	
51	1602125017	16,294		SINGLE FAMILY	1	1	1254 N HARDING
52	1602125018	20,336		SINGLE FAMILY	1	1	1250 N HARDING
53	1602125019	15,340		SINGLE FAMILY	1	1	1248 N HARDING
54	1602125020	20,772		MULTI-FAMILY	2	2	1246 N HARDING
55	1602125021	22,375		SINGLE FAMILY	1	1	1242 N HARDING
56	1602125022	21,924		SINGLE FAMILY	1	1	1240 N HARDING
57	1602125023	21,781		MULTI-FAMILY	2	2	1236 N HARDING
58	1602125024	21,879		SINGLE FAMILY	1	1	1234 N HARDING
59	1602125025	22,893		MULTI-FAMILY	2	2	1232 N HARDING
60	1602125026	16,501		SINGLE FAMILY	1	1	1230 N HARDING
61	1602125027	17,817		SINGLE FAMILY	1	1	1226 N HARDING
62	1602125028	15,825		SINGLE FAMILY	1	1	1224 N HARDING
63	1602125029	18,268		MULTI-FAMILY	2	2	1220 N HARDING
64	1602125030	18,130		MULTI-FAMILY	2	2	1218 N HARDING
65	1602125031	17,984		MULTI-FAMILY	2	2	1214 N HARDING
66	1602125032	169,842			0	0	
67	1602125033	50,860			0	0	
68	1602125034	29,475			0	0	
69	1602125035	19,102		MULTI-FAMILY	2	2	3944 W DIVISION
70	1602125038	6,751	YES	MULTI-FAMILY	2	2	3934 W DIVISION
71	1602125039	22,355			0	0	
72	1602125040	18,144			0	0	
73	1602126001	100,044		MULTI-FAMILY	6	6	1255-57 N HARDING
74	1602126002	24,425		MULTI-FAMILY	2	2	1253 N HARDING
75	1602126003	15,469	YES	SINGLE FAMILY	1	1	1251 N HARDING
76	1602126004	20,374		SINGLE FAMILY	1	1	1247 N HARDING
77	1602126005	23,053		MULTI-FAMILY	2	2	1243 N HARDING
78	1602126006	17,855		SINGLE FAMILY	1	1	1239 N HARDING
79	1602126007	22,402		MULTI-FAMILY	2	2	1237 N HARDING
80	1602126008	14,913		SINGLE FAMILY	1	1	1235 N HARDING
81	1602126009	15,291		SINGLE FAMILY	1	1	1231 N HARDING
82	1602126010	17,857		SINGLE FAMILY	1	1	1229 N HARDING
83	1602126011	17,512		SINGLE FAMILY	1	1	1225 N HARDING

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
84	1602126012	17,237		SINGLE FAMILY	1	1	1221 N HARDING
85	1602126013	16,352		SINGLE FAMILY	1	1	1217 N HARDING
86	1602126014	19,847		MULTI-FAMILY	2	2	1215 N HARDING
87	1602126015	25,206		MULTI-FAMILY	2	2	1254 N SPRINGFIELD
88	1602126016	17,194		MULTI-FAMILY	2	2	1252 N SPRINGFIELD
89	1602126017	20,336	YES	MULTI-FAMILY	3	3	1250 N SPRINGFIELD
90	1602126018	19,164		MULTI-FAMILY	2	2	1246 N SPRINGFIELD
91	1602126019	17,183		SINGLE FAMILY	1	1	1242 N SPRINGFIELD
92	1602126020	15,776		SINGLE FAMILY	1	1	1240 N SPRINGFIELD
93	1602126021	15,355		MULTI-FAMILY	2	2	1238 N SPRINGFIELD
94	1602126022	15,029		SINGLE FAMILY	1	1	1234 N SPRINGFIELD
95	1602126023	21,090		SINGLE FAMILY	1	1	1232 N SPRINGFIELD
96	1602126024	20,587	YES		0	0	
97	1602126025	20,163		MULTI-FAMILY	2	2	1226 N SPRINGFIELD
98	1602126026	15,031		SINGLE FAMILY	1	1	1224 N SPRINGFIELD
99	1602126027	16,899		SINGLE FAMILY	1	1	1222 N SPRINGFIELD
100	1602126028	15,149	YES	SINGLE FAMILY	1	1	1220 N SPRINGFIELD
101	1602126029	22,053		MULTI-FAMILY	2	2	1218 N SPRINGFIELD
102	1602126030	20,345		MULTI-FAMILY	3	3	1216 N SPRINGFIELD
103	1602126031	27,594		SINGLE FAMILY	1	1	3924 W DIVISION
104	1602126032	23,867			0	0	
105	1602126033	28,581			0	0	
106	1602126034	28,581			0	0	
107	1602126035	21,061		SINGLE FAMILY	1	1	3914 W DIVISION
108	1602126036	20,612			0	0	
109	1602126037	25,862		MULTI-FAMILY	3	3	3908 W DIVISION
110	1602126038	16,316		MULTI-FAMILY	2	2	3904 W DIVISION
111	1602126039	20,681			0	0	
112	1602127012	31,414			0	0	
113	1602127013	12,107			0	0	
114	1602127014	15,069		SINGLE FAMILY	1	1	1255 N. SPRINGFIELD
115	1602127015	14,228		SINGLE FAMILY	1	1	1253 N SPRINGFIELD
116	1602127016	14,829		MULTI-FAMILY	2	2	1251 N SPRINGFIELD
117	1602127017	16,896		MULTI-FAMILY	2	2	1247 N SPRINGFIELD
118	1602127018	15,996		MULTI-FAMILY	2	2	1245 N SPRINGFIELD
119	1602127019	16,116		SINGLE FAMILY	1	1	1243 N SPRINGFIELD
120	1602127020	19,565		MULTI-FAMILY	2	2	1241 N SPRINGFIELD
121	1602127021	14,428		SINGLE FAMILY	1	1	1237 N SPRINGFIELD
122	1602127022	15,267		MULTI-FAMILY	2	2	1235 N SPRINGFIELD
123	1602127023	15,267		MULTI-FAMILY	2	2	1233 N SPRINGFIELD
124	1602127024	17,223		MULTI-FAMILY	2	2	1229 N SPRINGFIELD
125	1602127025	15,324		SINGLE FAMILY	1	1	1227 N SPRINGFIELD
126	1602127026	16,189		MULTI-FAMILY	2	2	1225 N SPRINGFIELD
127	1602127027	17,330		MULTI-FAMILY	2	2	1221 N SPRINGFIELD
128	1602127028	Exempt		SINGLE FAMILY	1	1	1219 N SPRINGFIELD
129	1602127029	15,009		SINGLE FAMILY	1	1	1215 N SPRINGFIELD
130	1602127030	20,963			0	0	
131	1602127031	13,628			0	0	
132	1602127032	6,115			0	0	
133	1602127033	19,911			0	0	
134	1602127034	15,396			0	0	
135	1602127035	20,321			0	0	
136	1602127036	16,156			0	0	
137	1602127037	20,752			0	0	
138	1602127038	15,858	YES		0	0	
139	1602127039	16,123			0	0	
140	1602127040	16,145			0	0	
141	1602127041	21,910			0	0	
142	1602127042	15,075			0	0	
143	1602127043	14,115			0	0	
144	1602127044	14,806			0	0	
145	1602127045	16,258			0	0	
146	1602127046	52,395			0	0	
147	1602127047	16,089		SINGLE FAMILY	1	1	3858 W DIVISION
148	1602127048	24,060	YES	MULTI-FAMILY	2	2	3854 W DIVISION
149	1602127049	22,288		MULTI-FAMILY	2	2	3850 W DIVISION
150	1602127053	22,860		MULTI-FAMILY	2	2	3840 W DIVISION
151	1602127054	23,445		MULTI-FAMILY	2	2	3838 W DIVISION
152	1602127055	6,212			0	0	
153							
154	1602128009	22,342		MULTI-FAMILY	2	2	1241 N AVERS
155	1602128010	13,839		SINGLE FAMILY	1	1	1239 N AVERS
156	1602128011	14,339		SINGLE FAMILY	1	1	1237 N AVERS
157	1602128012	6,115			0	0	
158	1602128013	14,711		SINGLE FAMILY	1	1	1231 N AVERS
159	1602128014	18,562		SINGLE FAMILY	1	1	1229 N AVERS
160	1602128015	20,156		MULTI-FAMILY	3	3	1227 N AVERS
161	1602128016	14,768		SINGLE FAMILY	1	1	1225 N AVERS
162	1602128017	16,060			0	0	
163	1602128018	23,740		MULTI-FAMILY	3	3	1219 N AVERS
164	1602128019	16,607		MULTI-FAMILY	2	2	1217 N AVERS
165	1602128020	17,864		MULTI-FAMILY	3	3	1215 N AVERS
166	1602128021	14,219		SINGLE FAMILY	1	1	1236 N HAMLIN

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
167	1602128022	4,447			0	0	
168	1602128023	17,261		MULTI-FAMILY	2	2	1232 N HAMLIN
169	1602128024	14,486		SINGLE FAMILY	1	1	1228 N HAMLIN
170	1602128025	14,093		SINGLE FAMILY	1	1	1226 N HAMLIN
171	1602128026	17,205		SINGLE FAMILY	1	1	1224 N HAMLIN
172	1602128027	13,183		SINGLE FAMILY	1	1	1222 N HAMLIN
173	1602128028	22,753		MULTI-FAMILY	3	3	1220 N HAMLIN
174	1602128029	6,115			0	0	
175	1602128030	6,115			0	0	
176	1602128031	14,871			0	0	
177	1602128035	17,797			0	0	
178	1602128036	5,834			0	0	
179	1602128037	16,939			0	0	
180	1602128038	16,178			0	0	
181	1602128039	30,698			0	0	
182	1602128040	11,673			0	0	
183	1602128041	17,924			0	0	
184	1602130025	14,066			0	0	
185	1602130026	20,267			0	0	
186	1602130027	20,212			0	0	
187	1602130028	19,925			0	0	
188	1602130029	19,994			0	0	
189	1602130030	19,994			0	0	
190	1602130031	19,994			0	0	
191	1602130032	51,776			0	0	
192	1602130033	20,154			0	0	
193	1602130034	21,866			0	0	
194	1602130035	6,046			0	0	
195	1602130036	33,495			0	0	
196	1602130037	5,972			0	0	
197	1602130038	20,783			0	0	
198	1602130039	20,438			0	0	
199	1602300001	60,795			0	0	
200	1602300002	156,463			0	0	
201	1602300003	118,264			0	0	
202	1602300010	6,115			0	0	
203	1602300011	6,115			0	0	
204	1602300012	21,012		SINGLE FAMILY	1	1	1121 N PULASKI
205	1602300013	18,780		SINGLE FAMILY	1	1	1119 N PULASKI
206	1602300014	18,422			0	0	
207	1602300015	57,091			0	0	
208	1602300016	22,782		MULTI-FAMILY	2	2	1107 N PULASKI
209	1602300017	20,536			0	0	
210	1602300018	8,096	YES		0	0	
211	1602300019	16,847			0	0	
212	1602300020	15,556			0	0	
213	1602300021	16,494			0	0	
214	1602300024	16,912			0	0	
215	1602300025	15,135			0	0	
216	1602300026	11,518			0	0	
217	1602300027	28,234			0	0	
218	1602300028	22,497	YES		0	0	
219	1602300029	20,018			0	0	
220	1602300030	6,115			0	0	
221	1602300031	6,115			0	0	
222	1602300032	18,293			0	0	
223	1602300033	6,848	YES		0	0	
224	1602300034	25,850			0	0	
225	1602300035	16,854			0	0	
226	1602300036	24,361			0	0	
227	1602300037	Exempt			0	0	
228	1602301005	6,115	YES		0	0	
229	1602301006	23,725			0	0	
230	1602301007	19,711			0	0	
231	1602301008	13,977			0	0	
232	1602301009	13,977	YES		0	0	
233	1602301010	107,066			0	0	
234	1602301011	17,595		SINGLE FAMILY	1	1	1145 N HARDING
235	1602301012	21,366	YES		0	0	
236	1602301013	22,242		MULTI-FAMILY	2	2	1137 N HARDING
237	1602301014	19,845		MULTI-FAMILY	3	3	1135 N HARDING
238	1602301015	21,833		MULTI-FAMILY	2	2	1131 N HARDING
239	1602301016	26,013		MULTI-FAMILY	3	3	1127 N HARDING
240	1602301017	22,268		MULTI-FAMILY	2	0	1125 N HARDING
241	1602301018	19,929		MULTI-FAMILY	2	2	1123 N HARDING
242	1602301019	23,647		MULTI-FAMILY	2	2	1119 N HARDING
243	1602301020	20,625		MULTI-FAMILY	2	2	1117 N HARDING
244	1602301021	20,619		MULTI-FAMILY	2	2	1115 N HARDING
245	1602301022	23,634		MULTI-FAMILY	2	2	1113 N HARDING
246	1602301023	25,797		SINGLE FAMILY	1	1	1109 N HARDING
247	1602301024	16,076		SINGLE FAMILY	1	1	1107 N HARDING
248	1602301025	21,630		SINGLE FAMILY	1	1	1103 N HARDING
249	1602301026	15,449		SINGLE FAMILY	1	1	1101 N HARDING

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
250	1602301027	23,047			0	0	
251	1602301028	15,671		SINGLE FAMILY	1	1	1142 N SPRINGFIELD
252	1602301029	6,115		MULTI-FAMILY	2	2	1138 N SPRINGFIELD
253	1602301030	23,313		SINGLE FAMILY	1	1	1136 N SPRINGFIELD
254	1602301031	16,716	YES	SINGLE FAMILY	1	1	1134 N SPRINGFIELD
255	1602301032	15,146		SINGLE FAMILY	1	1	1130 N SPRINGFIELD
256	1602301033	14,642		SINGLE FAMILY	1	1	1128 N SPRINGFIELD
257	1602301034	25,962		MULTI-FAMILY	4	4	1122 N SPRINGFIELD
258	1602301035	20,621		MULTI-FAMILY	2	2	1120 N SPRINGFIELD
259	1602301036	23,591		MULTI-FAMILY	2	2	1118 N SPRINGFIELD
260	1602301037	20,283	YES	MULTI-FAMILY	3	3	1116 N SPRINGFIELD
261	1602301038	4,447			0	0	
262	1602301039	12,229	YES		0	0	
263	1602301040	14,653		SINGLE FAMILY	1	1	1106 N SPRINGFIELD
264	1602301041	15,111	YES	SINGLE FAMILY	1	1	1104 N SPRINGFIELD
265	1602301042	75,419			0	0	
266	1602301043	Exempt			0	0	
267	1602302001	78,514			0	0	
268	1602302002	14,382			0	0	
269	1602302003	22,620			0	0	
270	1602302004	23,284			0	0	
271	1602302005	20,501			0	0	
272	1602302006	24,481			0	0	
273	1602302007	20,561			0	0	
274	1602302008	9,417	YES		0	0	
275	1602302009	22,875			0	0	
276	1602302010	20,196			0	0	
277	1602302011	23,055			0	0	
278	1602302012	22,989			0	0	
279	1602302013	20,278			0	0	
280	1602302014	17,552			0	0	
281	1602302015	20,445			0	0	
282	1602302016	16,676			0	0	
283	1602302017	16,483			0	0	
284	1602302018	15,487			0	0	
285	1602302019	21,268			0	0	
286	1602302020	19,658			0	0	
287	1602302021	21,268			0	0	
288	1602302022	22,935			0	0	
289	1602302023	22,935			0	0	
290	1602302024	22,809			0	0	
291	1602302025	22,909			0	0	
292	1602302026	20,750			0	0	
293	1602302027	22,991		MULTI-FAMILY	2	2	1144 N AVERS
294	1602302028	18,526		SINGLE FAMILY	1	1	1140 N AVERS
295	1602302029	23,173		SINGLE FAMILY	1	1	1138 N AVERS
296	1602302030	17,490		SINGLE FAMILY	1	1	1136 N AVERS
297	1602302031	23,051		MULTI-FAMILY	2	2	1132 N AVERS
298	1602302032	15,024		SINGLE FAMILY	1	1	1128 N AVERS
299	1602302033	14,924		SINGLE FAMILY	1	1	1126 N AVERS
300	1602302034	14,600		SINGLE FAMILY	1	1	1122 N AVERS
301	1602302035	16,338		SINGLE FAMILY	1	1	1120 N AVERS
302	1602302036	14,844		SINGLE FAMILY	1	1	1116 N AVERS
303	1602302037	4,667	YES		0	0	
304	1602302038	6,115			0	0	
305	1602302039	14,517		MULTI-FAMILY	3	3	1108 N AVERS
306	1602302040	19,980		MULTI-FAMILY	2	2	1106 N AVERS
307	1602302041	18,233			0	0	
308	1602302042	15,920		SINGLE FAMILY	1	1	1100 N AVERS
309	1602303001	39,249	YES		0	0	
310	1602303004	Exempt			0	0	
311	1602303005	22,291			0	0	
312	1602303009	133,450			0	0	
313	1602303010	15,489			0	0	
314	1602303011	21,826			0	0	
315	1602303012	16,232			0	0	
316	1602303013	14,606	YES		0	0	
317	1602303014	22,484			0	0	
318	1602303015	22,346			0	0	
319	1602303016	19,473			0	0	
320	1602303017	14,286			0	0	
321	1602303018	14,037			0	0	
322	1602303019	16,645			0	0	
323	1602303020	14,762			0	0	
324	1602303021	7,093	YES		0	0	
325	1602303022	14,777			0	0	
326	1602303023	117,950			0	0	
327	1602303024	23,116			0	0	
328	1602303025	23,224		MULTI-FAMILY	2	2	1138 N HAMLIN
329	1602303026	22,026			0	0	
330	1602303027	16,705		SINGLE FAMILY	1	1	1134 N HAMLIN
331	1602303028	13,139	YES	SINGLE FAMILY	1	1	1130 N HAMLIN
332	1602303029	6,115			0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
333	1602303030	14,597		SINGLE FAMILY	1	1	1126 N HAMLIN
334	1602303031	22,873		MULTI-FAMILY	2	2	1124 N HAMLIN
335	1602303032	17,148		SINGLE FAMILY	1	1	1122 N HAMLIN
336	1602303033	17,657			0	0	
337	1602303034	26,426	YES	SINGLE FAMILY	1	1	1114 N HAMLIN
338	1602303035	26,426		MULTI-FAMILY	3	3	1110 N HAMLIN
339	1602303036	20,921	YES		0	0	
340	1602303037	13,027	YES		0	0	
341	1602303038	25,808	YES		0	0	
342	1602303039	17,610			0	0	
343	1602304001	6,115	YES		0	0	
344	1602304002	19,338			0	0	
345	1602304003	6,090			0	0	
346	1602304004	21,646			0	0	
347	1602304005	60,835			0	0	
348	1602304006	22,444			0	0	
349	1602304007	24,616			0	0	
350	1602304008	29,163			0	0	
351	1602304009	24,390			0	0	
352	1602304010	21,243			0	0	
353	1602304011	18,504			0	0	
354	1602304012	20,078			0	0	
355	1602304013	23,605		MULTI-FAMILY	2	2	1137 N HAMLIN
356	1602304014	23,427			0	0	
357	1602304015	6,115	YES		0	0	
358	1602304016	20,172		MULTI-FAMILY	3	0	1129 N HAMLIN
359	1602304017	24,232		MULTI-FAMILY	2	2	1127 N HAMLIN
360	1602304018	17,157		SINGLE FAMILY	1	1	1125 N HAMLIN
361	1602304019	14,653		SINGLE FAMILY	1	1	1121 N HAMLIN
362	1602304020	17,157		SINGLE FAMILY	1	1	1119 N HAMLIN
363	1602304021	14,653		SINGLE FAMILY	1	1	1117 N HAMLIN
364	1602304022	16,996		MIXED USE	2	2	1113 N HAMLIN
365	1602304023	6,115	YES		0	0	
366	1602304024	6,115			0	0	
367	1602304025	6,115			0	0	
368	1602304026	6,115	YES		0	0	
369	1602304027	30,949		MULTI-FAMILY	3	3	1101 N HAMLIN
370	1602304028	6,115	YES		0	0	
371	1602304029	14,648		SINGLE FAMILY	1	1	1140 N RIDGEWAY
372	1602304030	22,391		MULTI-FAMILY	2	2	1138 N RIDGEWAY
373	1602304031	19,980		MULTI-FAMILY	2	2	1136 N RIDGEWAY
374	1602304032	19,943		MULTI-FAMILY	2	2	1134 N RIDGEWAY
375	1602304033	28,230		MULTI-FAMILY	6	6	1128 N RIDGEWAY
376	1602304034	19,918		MULTI-FAMILY	3	3	1126 N RIDGEWAY
377	1602304035	21,864		MULTI-FAMILY	2	2	1122 N RIDGEWAY
378	1602304036	6,115	YES		0	0	
379	1602304037	21,815		MULTI-FAMILY	2	2	1118 N RIDGEWAY
380	1602304038	15,142		SINGLE FAMILY	1	1	1116 N RIDGEWAY
381	1602304039	16,616		SINGLE FAMILY	1	1	1112 N RIDGEWAY
382	1602304040	20,352		MULTI-FAMILY	2	2	1110 N RIDGEWAY
383	1602304041	12,536		SINGLE FAMILY	1	1	1108 N RIDGEWAY
384	1602304042	16,836		MULTI-FAMILY	2	2	1106 N RIDGEWAY
385	1602304043	22,304		MULTI-FAMILY	2	2	1102 N RIDGEWAY
386	1602304044	22,222		MULTI-FAMILY	2	2	1100 N RIDGEWAY
387	1602305001	9,212		MULTI-FAMILY	3	3	3725 W DIVISION
388	1602305002	6,266		SINGLE FAMILY	1	1	3723 W DIVISION
389	1602305003	19,578		SINGLE FAMILY	1	1	3721 W DIVISION
390	1602305004	33,103		MULTI-FAMILY	3	3	3717 W DIVISION
391	1602305005	23,711		MULTI-FAMILY	3	3	3715 W DIVISION
392	1602305006	21,188	YES	MULTI-FAMILY	3	3	3713 W DIVISION
393	1602305007	4,778			0	0	
394	1602305008	14,577		SINGLE FAMILY	1	1	3709 W DIVISION
395	1602305009	121,614		MULTI-FAMILY	4	4	3701 W DIVISION
396	1602305010	28,879			0	0	
397	1602305011	14,015		SINGLE FAMILY	1	1	1139 N RIDGEWAY
398	1602305012	14,384		SINGLE FAMILY	1	1	1137 N RIDGEWAY
399	1602305013	19,320		MULTI-FAMILY	2	2	1133 N RIDGEWAY
400	1602305014	6,115	YES		0	0	
401	1602305015	14,239		SINGLE FAMILY	1	1	1129 N RIDGEWAY
402	1602305016	14,459		SINGLE FAMILY	1	1	1127 N RIDGEWAY
403	1602305017	22,420		MULTI-FAMILY	2	2	1123 N RIDGEWAY
404	1602305018	7,642	YES		0	0	
405	1602305019	21,750		MULTI-FAMILY	2	2	1117 N RIDGEWAY
406	1602305020	23,000			0	0	
407	1602305021	17,014		SINGLE FAMILY	1	1	1111 N RIDGEWAY
408	1602305022	16,647		SINGLE FAMILY	1	1	1109 N RIDGEWAY
409	1602305023	15,166		SINGLE FAMILY	1	0	1107 N RIDGEWAY
410	1602305024	6,395			0	0	
411	1602305025	18,644		MIXED USE	1	1	1101 N RIDGEWAY
412	1602305026	19,778		SINGLE FAMILY	1	1	1142 N LAWNSDALE
413	1602305027	27,887		MULTI-FAMILY	6	6	1138 N LAWNSDALE
414	1602305028	20,490		MULTI-FAMILY	2	2	1136 N LAWNSDALE
415	1602305029	23,360		MULTI-FAMILY	2	2	1132 N LAWNSDALE

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
416	1602305030	20,034		MULTI-FAMILY	2	2	1130 N LAWNSDALE
417	1602305031	22,973		MULTI-FAMILY	2	2	1128 N LAWNSDALE
418	1602305032	14,115		SINGLE FAMILY	1	1	1126 N LAWNSDALE
419	1602305033	19,162			0	0	
420	1602305034	17,190		SINGLE FAMILY	1	1	1120 N LAWNSDALE
421	1602305035	24,032		MULTI-FAMILY	2	2	1118 N LAWNSDALE
422	1602305036	14,862		SINGLE FAMILY	1	1	1116 N LAWNSDALE
423	1602305037	15,089		SINGLE FAMILY	1	1	1112 N LAWNSDALE
424	1602305038	15,235		SINGLE FAMILY	1	1	1110 N LAWNSDALE
425	1602305039	22,262		MULTI-FAMILY	2	2	1108 N LAWNSDALE
426	1602305040	22,624		MULTI-FAMILY	2	2	1106 N LAWNSDALE
427	1602305041	14,684		SINGLE FAMILY	1	1	1102 N LAWNSDALE
428	1602305042	23,496	YES	MULTI-FAMILY	3	3	1100 N LAWNSDALE
429	1602306001	22,362			0	0	
430	1602306002	60,306			0	0	
431	1602306003	20,323			0	0	
432	1602306004	80,700			0	0	
433	1602306005	75,192			0	0	
434	1602306006	212,013			0	0	
435	1602306007	36,892		MULTI-FAMILY	2	2	1143 N LAWNSDALE
436	1602306008	13,884		SINGLE FAMILY	1	1	1141 N LAWNSDALE
437	1602306009	19,605		MULTI-FAMILY	2	2	1139 N LAWNSDALE
438	1602306010	20,258		MULTI-FAMILY	2	2	1135 N LAWNSDALE
439	1602306011	13,588		MULTI-FAMILY	2	2	1133 N LAWNSDALE
440	1602306012	25,148		MULTI-FAMILY	4	4	1129 N LAWNSDALE
441	1602306013	29,404		MULTI-FAMILY	4	4	1125 N LAWNSDALE
442	1602306014	24,354			0	0	
443	1602306015	22,613		MULTI-FAMILY	2	2	1119 N LAWNSDALE
444	1602306016	18,284		MULTI-FAMILY	2	2	1117 N LAWNSDALE
445	1602306017	19,929		MULTI-FAMILY	2	2	1113 N LAWNSDALE
446	1602306018	20,334		MULTI-FAMILY	2	2	1111 N LAWNSDALE
447	1602306019	21,586		MULTI-FAMILY	2	2	1107 N LAWNSDALE
448	1602306020	20,421		MULTI-FAMILY	2	2	1103 N LAWNSDALE
449	1602306021	25,023			0	0	
450	1602306022	21,041		MULTI-FAMILY	2	2	1142 N MONTICELLO
451	1602306023	23,636		MULTI-FAMILY	2	2	1140 N MONTICELLO
452	1602306024	20,899		MULTI-FAMILY	2	2	1138 N MONTICELLO
453	1602306025	20,899		MULTI-FAMILY	2	2	1136 N MONTICELLO
454	1602306026	15,182		SINGLE FAMILY	1	1	1132 N MONTICELLO
455	1602306029	28,968		MULTI-FAMILY	4	4	1122 N MONTICELLO
456	1602306030	22,555		MULTI-FAMILY	2	2	1120 N MONTICELLO
457	1602306031	19,800		MULTI-FAMILY	2	2	1118 N MONTICELLO
458	1602306032	21,935		MULTI-FAMILY	2	2	1114 N MONTICELLO
459	1602306033	22,010	YES	MULTI-FAMILY	2	2	1110 N MONTICELLO
460	1602306034	20,020		MULTI-FAMILY	3	3	1108 N MONTICELLO
461	1602306035	20,020		MULTI-FAMILY	2	2	1106 N MONTICELLO
462	1602306036	20,396		MULTI-FAMILY	2	2	1102 N MONTICELLO
463	1602306038	12,229	YES		0	0	
464	1602306039	10,719			0	0	
465	1602306040	10,719		MULTI-FAMILY	2	2	3640 W THOMAS
466	1602308012	15,358		SINGLE FAMILY	1	1	1131 N MONTICELLO
467	1602308013	12,843		SINGLE FAMILY	1	1	1129 N MONTICELLO
468	1602308014	21,508			0	0	
469	1602308015	23,889		MULTI-FAMILY	3	3	1123 N MONTICELLO
470	1602308016	20,421		MULTI-FAMILY	2	2	1121 N MONTICELLO
471	1602308017	23,093	YES	MULTI-FAMILY	2	2	1119 N MONTICELLO
472	1602308018	23,093		MULTI-FAMILY	2	2	1115 N MONTICELLO
473	1602308019	23,075	YES	MULTI-FAMILY	2	2	1111 N MONTICELLO
474	1602308020	19,943		MULTI-FAMILY	2	2	1109 N MONTICELLO
475	1602308021	5,061			0	0	
476	1602308022	13,114		SINGLE FAMILY	1	1	1103 N MONTICELLO
477	1602308023	6,115			0	0	
478	1602308024	20,109		MULTI-FAMILY	2	2	1130 N CENTRAL PARK
479	1602308025	20,945		MULTI-FAMILY	2	2	1128 N CENTRAL PARK
480	1602308026	6,115			0	0	
481	1602308027	20,238		MULTI-FAMILY	2	2	1124 N CENTRAL PARK
482	1602308028	20,730	YES	MULTI-FAMILY	2	2	1120 N CENTRAL PARK
483	1602308029	19,055			0	0	
484	1602308030	21,815		MULTI-FAMILY	2	2	1116 N CENTRAL PARK
485	1602308031	22,324		MULTI-FAMILY	2	2	1114 N CENTRAL PARK
486	1602308032	17,844		SINGLE FAMILY	1	1	1112 N CENTRAL PARK
487	1602308033	22,288		SINGLE FAMILY	1	1	1110 N CENTRAL PARK
488	1602308034	20,000			0	0	
489	1602308035	23,038		MULTI-FAMILY	3	3	1106 N CENTRAL PARK
490	1602308036	20,381		MULTI-FAMILY	2	2	1100 N CENTRAL PARK
491	1602309001	28,810		MIXED USE	2	2	1057 N PULASKI
492	1602309002	22,844		MIXED USE	2	2	1053 N PULASKI
493	1602309003	6,115			0	0	
494	1602309004	6,115			0	0	
495	1602309005	25,306		MIXED USE	2	2	1043 N PULASKI
496	1602309006	30,026		MIXED USE	6	6	1041 N PULASKI
497	1602309007	134,335			0	0	
498	1602309008	182,309			0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
499	1602309009	207,428			0	0	
500	1602309010	14,064	YES		0	0	
501	1602309011	18,250		MIXED USE	1	1	1009 N PULASKI
502	1602309012	23,811		MIXED USE	2	2	1003-05 N. PULASKI
503	1602309013	22,849		MIXED USE	2	2	1001 N PULASKI
504	1602309014	18,809		SINGLE FAMILY	1	1	1058 N HARDING
505	1602309015	16,610		SINGLE FAMILY	1	1	1056 N HARDING
506	1602309016	15,342			0	0	
507	1602309017	19,940		MULTI-FAMILY	2	2	1048 N HARDING
508	1602309018	23,342		MULTI-FAMILY	2	2	1044 N HARDING
509	1602309019	20,910		MULTI-FAMILY	2	2	1042 N HARDING
510	1602309020	21,572		MULTI-FAMILY	2	2	1038 N HARDING
511	1602309021	20,630		MULTI-FAMILY	2	2	1034 N HARDING
512	1602309022	22,800	YES	MULTI-FAMILY	2	2	1032 N HARDING
513	1602309023	27,623		MULTI-FAMILY	4	4	1028 N HARDING
514	1602309024	17,410		SINGLE FAMILY	1	1	1024 N HARDING
515	1602309025	19,596		MULTI-FAMILY	2	2	1020 N HARDING
516	1602309026	21,755		MULTI-FAMILY	2	2	1018 N HARDING
517	1602309027	23,651		MULTI-FAMILY	2	2	1014 N HARDING
518	1602309028	6,115	YES		0	0	
519	1602309029	6,115	YES		0	0	
520	1602309030	20,334		MULTI-FAMILY	2	2	1008 N HARDING
521	1602309031	20,834		MULTI-FAMILY	2	2	1006 N HARDING
522	1602309032	23,393		MULTI-FAMILY	2	2	1004 N HARDING
523	1602309033	17,784	YES		0	0	
524	1602310001	Exempt			0	0	
525	1602310002	15,491		SINGLE FAMILY	1	1	1051 N HARDING
526	1602310003	20,263		MULTI-FAMILY	2	2	1047 N HARDING
527	1602310004	20,883		MULTI-FAMILY	3	3	1045 N HARDING
528	1602310005	26,913		MULTI-FAMILY	4	4	1041 N HARDING
529	1602310006	17,290		SINGLE FAMILY	1	1	1039 N HARDING
530	1602310007	16,561			0	0	
531	1602310008	17,997		SINGLE FAMILY	1	1	1033 N HARDING
532	1602310009	18,884		SINGLE FAMILY	1	1	1027 N HARDING
533	1602310010	6,115	YES	MULTI-FAMILY	2	2	1025 N HARDING
534	1602310011	22,664	YES		0	0	
535	1602310012	20,396		MULTI-FAMILY	2	2	1021 N HARDING
536	1602310013	18,170	YES	SINGLE FAMILY	1	1	1019 N HARDING
537	1602310014	14,917		MULTI-FAMILY	2	2	1017 N HARDING
538	1602310015	17,094	YES	MULTI-FAMILY	2	2	1013 N HARDING
539	1602310016	16,025		SINGLE FAMILY	1	1	1011 N HARDING
540	1602310017	19,958		MULTI-FAMILY	3	3	1009 N HARDING
541	1602310018	22,355		MULTI-FAMILY	3	3	1007 N HARDING
542	1602310019	91,835			0	0	
543	1602310020	20,258	YES	SINGLE FAMILY	1	1	1058 N SPRINGFIELD
544	1602310021	22,878			0	0	
545	1602310022	20,467		MULTI-FAMILY	2	2	1052 N SPRINGFIELD
546	1602310023	22,266		MULTI-FAMILY	3	3	1050 N SPRINGFIELD
547	1602310024	20,225		MULTI-FAMILY	2	2	1048 N SPRINGFIELD
548	1602310025	19,949	YES		0	0	
549	1602310026	4,847			0	0	
550	1602310027	23,811		MULTI-FAMILY	2	2	1040 N SPRINGFIELD
551	1602310028	21,959		MULTI-FAMILY	3	3	1038 N SPRINGFIELD
552	1602310029	20,329		MULTI-FAMILY	2	2	1032 N SPRINGFIELD
553	1602310030	4,832		SINGLE FAMILY	1	1	32 N SPRINGFIELD 1ST
554	1602310031	5,025			0	0	
555	1602310032	19,553		MULTI-FAMILY	2	2	1028 N SPRINGFIELD
556	1602310033	21,246		SINGLE FAMILY	1	1	1026 N SPRINGFIELD
557	1602310034	21,670		SINGLE FAMILY	1	1	1022 N SPRINGFIELD
558	1602310035	20,205		MULTI-FAMILY	2	2	1020 N SPRINGFIELD
559	1602310036	15,814		SINGLE FAMILY	1	1	1018 N SPRINGFIELD
560	1602310037	20,287		MULTI-FAMILY	3	3	1014 N SPRINGFIELD
561	1602310038	20,905		MULTI-FAMILY	3	3	1012 N SPRINGFIELD
562	1602310039	24,192		MULTI-FAMILY	2	2	1010 N SPRINGFIELD
563	1602310040	22,813		MULTI-FAMILY	3	3	1008 N SPRINGFIELD
564	1602310041	11,633			0	0	
565	1602310042	12,523		MULTI-FAMILY	2	2	1004 N SPRINGFIELD
566	1602310043	6,115			0	0	
567	1602311001	21,121		MULTI-FAMILY	3	3	1059 N SPRINGFIELD
568	1602311002	27,665		MULTI-FAMILY	3	0	1057 N SPRINGFIELD
569	1602311003	20,132		MULTI-FAMILY	3	3	1055 N SPRINGFIELD
570	1602311004	28,312		MULTI-FAMILY	4	4	1049 N SPRINGFIELD
571	1602311005	29,555		MULTI-FAMILY	4	4	1045 N SPRINGFIELD
572	1602311006	19,362		MULTI-FAMILY	3	3	1041 N SPRINGFIELD
573	1602311007	20,612		MULTI-FAMILY	3	3	1039 N SPRINGFIELD
574	1602311008	36,027	YES	MULTI-FAMILY	2	2	1037 N SPRINGFIELD
575	1602311009	20,403		MULTI-FAMILY	2	2	1033 N SPRINGFIELD
576	1602311010	20,403		MULTI-FAMILY	2	2	1031 N SPRINGFIELD
577	1602311011	23,438		MULTI-FAMILY	2	2	1027 N SPRINGFIELD
578	1602311012	21,628		MULTI-FAMILY	2	2	1023 N SPRINGFIELD
579	1602311013	16,483		SINGLE FAMILY	1	1	1021 N SPRINGFIELD
580	1602311014	16,483		SINGLE FAMILY	1	1	1019 N SPRINGFIELD
581	1602311015	22,682		MULTI-FAMILY	2	2	1015 N SPRINGFIELD

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
582	1602311016	20,570		MULTI-FAMILY	2	2	1013 N SPRINGFIELD
583	1602311017	22,037		MULTI-FAMILY	2	2	1011 N SPRINGFIELD
584	1602311018	34,140		MULTI-FAMILY	4	4	1005 N SPRINGFIELD
585	1602311019	6,115	YES		0	0	
586	1602311020	20,801			0	0	
587	1602311021	12,091	YES		0	0	
588	1602311022	27,694		MULTI-FAMILY	2	2	1052 N AVERS
589	1602311023	21,966		MULTI-FAMILY	2	2	1048 N AVERS
590	1602311024	14,491		SINGLE FAMILY	1	1	1046 N AVERS
591	1602311025	18,204		SINGLE FAMILY	1	1	1042 N AVERS
592	1602311026	14,099			0	0	
593	1602311027	6,115	YES		0	0	
594	1602311028	22,548		MULTI-FAMILY	2	2	1036 N AVERS
595	1602311029	18,208			0	0	
596	1602311030	15,142		SINGLE FAMILY	1	1	1028 N AVERS
597	1602311031	15,260		SINGLE FAMILY	1	1	1024 N AVERS
598	1602311032	15,146		MULTI-FAMILY	2	2	1022 N AVERS
599	1602311033	15,029		SINGLE FAMILY	1	0	1020 N AVERS
600	1602311034	20,932		MULTI-FAMILY	2	2	1016 N AVERS
601	1602311035	15,667		SINGLE FAMILY	1	1	1012 N AVERS
602	1602311036	15,142		SINGLE FAMILY	1	1	1010 N AVERS
603	1602311037	4,998			0	0	
604	1602311038	15,046		SINGLE FAMILY	1	1	1006 N AVERS
605	1602311039	22,262		MULTI-FAMILY	2	2	1002 N AVERS
606	1602311040	6,115			0	0	
607	1602312002	6,115			0	0	
608	1602312003	20,983			0	0	
609	1602312004	15,191		SINGLE FAMILY	1	1	1049 N AVERS
610	1602312005	21,490		SINGLE FAMILY	1	1	1045 N AVERS
611	1602312006	19,776		SINGLE FAMILY	1	1	1043 N AVERS
612	1602312007	6,848			0	0	
613	1602312008	19,987		SINGLE FAMILY	1	1	1037 N AVERS
614	1602312009	14,462		SINGLE FAMILY	1	1	1035 N AVERS
615	1602312010	15,022		SINGLE FAMILY	1	0	1031 N AVERS
616	1602312011	16,901		SINGLE FAMILY	1	0	1029 N AVERS
617	1602312012	12,783		SINGLE FAMILY	1	1	1027 N AVERS
618	1602312013	15,818		SINGLE FAMILY	1	1	1023 N AVERS
619	1602312014	14,451		SINGLE FAMILY	1	1	1021 N AVERS
620	1602312015	6,115			0	0	
621	1602312016	13,770		SINGLE FAMILY	1	1	1017 N AVERS
622	1602312017	17,092		SINGLE FAMILY	1	1	1015 N AVERS
623	1602312018	14,539		SINGLE FAMILY	1	1	1011 N AVERS
624	1602312019	13,968		SINGLE FAMILY	1	1	1009 N AVERS
625	1602312020	16,919		SINGLE FAMILY	1	1	1007 N AVERS
626	1602312021	15,289		SINGLE FAMILY	1	1	1003 N AVERS
627	1602312022	6,115	YES		0	0	
628	1602312023	26,609	YES	MULTI-FAMILY	4	4	3801 W THOMAS
629	1602312024	19,238		SINGLE FAMILY	1	1	1052 N HAMLIN
630	1602312025	9,172			0	0	
631	1602312026	16,403		SINGLE FAMILY	1	1	1046 N HAMLIN
632	1602312027	20,463		SINGLE FAMILY	1	1	1042 N HAMLIN
633	1602312028	6,115			0	0	
634	1602312029	13,808		SINGLE FAMILY	1	1	1038 N HAMLIN
635	1602312030	22,408		SINGLE FAMILY	1	1	1036 N HAMLIN
636	1602312031	16,494		SINGLE FAMILY	1	1	1032 N HAMLIN
637	1602312032	12,229			0	0	
638	1602312033	23,967		MULTI-FAMILY	3	3	1026 N HAMLIN
639	1602312034	26,546		MULTI-FAMILY	2	2	1020 N HAMLIN
640	1602312035	16,374		SINGLE FAMILY	1	1	1018 N HAMLIN
641	1602312036	22,022		MULTI-FAMILY	2	2	1016 N HAMLIN
642	1602312037	19,789			0	0	
643	1602312038	17,314	YES		0	0	
644	1602312039	19,227		MULTI-FAMILY	2	2	1008 N HAMLIN
645	1602312040	15,789		SINGLE FAMILY	1	1	1006 N HAMLIN
646	1602312041	15,740		SINGLE FAMILY	1	1	1004 N HAMLIN
647	1602312042	22,302			0	0	
648	1602312043	20,209			0	0	
649	1602312044	16,847			0	0	
650	1602313001	20,483			0	0	
651	1602313002	26,202		MULTI-FAMILY	4	4	1057 N HAMLIN
652	1602313003	4,447			0	0	
653	1602313004	13,808		SINGLE FAMILY	1	1	1051 N HAMLIN
654	1602313005	14,546		SINGLE FAMILY	1	1	1049 N HAMLIN
655	1602313006	15,416		SINGLE FAMILY	1	1	1047 N HAMLIN
656	1602313007	19,796		MULTI-FAMILY	3	3	1043 N HAMLIN
657	1602313008	22,035		MULTI-FAMILY	2	2	1041 N HAMLIN
658	1602313009	21,726		MULTI-FAMILY	3	3	1039 N HAMLIN
659	1602313010	14,782	YES	MULTI-FAMILY	2	2	1037 N HAMLIN
660	1602313011	12,229	YES		0	0	
661	1602313012	19,887		MULTI-FAMILY	3	3	1029 N HAMLIN
662	1602313013	20,905		MULTI-FAMILY	2	2	1027 N HAMLIN
663	1602313014	23,329		MULTI-FAMILY	3	3	1021 N HAMLIN
664	1602313015	19,709		MULTI-FAMILY	3	3	1019 N HAMLIN

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
665	1602313016	23,140		MULTI-FAMILY	2		1017 N HAMLIN
666	1602313017	14,451		SINGLE FAMILY	1	1	1013 N HAMLIN
667	1602313018	20,361		MULTI-FAMILY	2	0	1011 N HAMLIN
668	1602313019	6,115			0	0	
669	1602313020	6,115			0	0	
670	1602313021	16,356		SINGLE FAMILY	1	1	1003 N HAMLIN
671	1602313022	6,115	YES		0	0	
672	1602313023	24,347		MULTI-FAMILY	2	2	1058 N RIDGEWAY
673	1602313024	22,493		MULTI-FAMILY	2	2	1056 N RIDGEWAY
674	1602313025	22,404		MULTI-FAMILY	3	3	1052 N RIDGEWAY
675	1602313026	16,051		SINGLE FAMILY	1	1	1050 N RIDGEWAY
676	1602313027	17,163		SINGLE FAMILY	1	1	1048 N RIDGEWAY
677	1602313028	17,357			0	0	
678	1602313029	6,115			0	0	
679	1602313030	20,805		SINGLE FAMILY	1	1	1040 N RIDGEWAY
680	1602313031	8,065		SINGLE FAMILY	1	1	1038 N RIDGEWAY
681	1602313032	17,437		SINGLE FAMILY	1	0	1034 N RIDGEWAY
682	1602313033	14,370		SINGLE FAMILY	1	1	1030 N RIDGEWAY
683	1602313034	23,080	YES	MULTI-FAMILY	2	2	1028 N RIDGEWAY
684	1602313035	20,307		MULTI-FAMILY	2	2	1026 N RIDGEWAY
685	1602313036	6,115	YES		0	0	
686	1602313037	6,115	YES		0	0	
687	1602313038	25,568		MULTI-FAMILY	2	2	1018 N RIDGEWAY
688	1602313039	32,594		SINGLE FAMILY	1	1	1016 N RIDGEWAY
689	1602313040	20,558		MULTI-FAMILY	2	2	1012 N RIDGEWAY
690	1602313041	21,833		MULTI-FAMILY	2	2	1010 N RIDGEWAY
691	1602313042	14,842		SINGLE FAMILY	1	1	1008 N RIDGEWAY
692	1602313043	21,712		MULTI-FAMILY	3	3	1006 N RIDGEWAY
693	1602313044	11,006	YES		0	0	
694	1602314001	22,380		MULTI-FAMILY	2	2	1059 N RIDGEWAY
695	1602314002	21,679		MULTI-FAMILY	2	2	1057 N RIDGEWAY
696	1602314003	14,248		MULTI-FAMILY	2	2	1053 N RIDGEWAY
697	1602314004	5,123			0	0	
698	1602314005	20,452		MULTI-FAMILY	2	2	1049 N RIDGEWAY
699	1602314006	13,970		SINGLE FAMILY	1	1	1045 N RIDGEWAY
700	1602314007	6,115			0	0	
701	1602314008	15,353	YES	SINGLE FAMILY	1	1	1041 N RIDGEWAY
702	1602314009	6,115			0	0	
703	1602314010	20,381		MULTI-FAMILY	2	2	1035 N RIDGEWAY
704	1602314011	23,084		MULTI-FAMILY	2	2	1033 N RIDGEWAY
705	1602314012	22,015		MULTI-FAMILY	2	2	1029 N RIDGEWAY
706	1602314013	22,633		MULTI-FAMILY	2	2	1027 N RIDGEWAY
707	1602314014	20,381		MULTI-FAMILY	2	2	1025 N RIDGEWAY
708	1602314015	22,633		MULTI-FAMILY	2	2	1021 N RIDGEWAY
709	1602314016	22,633		MULTI-FAMILY	2	2	1019 N RIDGEWAY
710	1602314017	20,381		MULTI-FAMILY	2	2	1015 N RIDGEWAY
711	1602314018	23,113			0	0	
712	1602314019	20,832		MULTI-FAMILY	2	2	1009 N RIDGEWAY
713	1602314020	34,384		MULTI-FAMILY	2	2	1007 N RIDGEWAY
714	1602314021	27,974		MULTI-FAMILY	4	4	1001 N RIDGEWAY
715	1602314022	58,705			0	0	
716	1602314023	20,405		MULTI-FAMILY	2	2	1052 N LAWNSDALE
717	1602314024	22,657		MULTI-FAMILY	3	3	1050 N LAWNSDALE
718	1602314025	33,032	YES	MULTI-FAMILY	3	3	1046 N LAWNSDALE
719	1602314026	9,172	YES		0	0	
720	1602314027	20,572		MULTI-FAMILY	2	2	1040 N LAWNSDALE
721	1602314028	22,653		MULTI-FAMILY	2	2	1038 N LAWNSDALE
722	1602314029	21,664		MULTI-FAMILY	3	3	1036 N LAWNSDALE
723	1602314030	19,618		MULTI-FAMILY	2	2	1032 N LAWNSDALE
724	1602314031	20,594		MULTI-FAMILY	2	2	1030 N LAWNSDALE
725	1602314032	19,976		MULTI-FAMILY	2	2	1026 N LAWNSDALE
726	1602314033	20,134		MULTI-FAMILY	2	2	1022 N LAWNSDALE
727	1602314034	20,274		MULTI-FAMILY	2	2	1020 N LAWNSDALE
728	1602314035	14,119		SINGLE FAMILY	1	1	1018 N LAWNSDALE
729	1602314036	18,357			0	0	
730	1602314037	20,921		SINGLE FAMILY	1	1	1012 N LAWNSDALE
731	1602314038	21,372		MULTI-FAMILY	2	2	1008 N LAWNSDALE
732	1602314039	21,982		MULTI-FAMILY	2	2	1006 N LAWNSDALE
733	1602314040	27,578			0	0	
734	1602315002	19,518		MULTI-FAMILY	2	2	1051 N LAWNSDALE
735	1602315003	21,655		MULTI-FAMILY	2	2	1049 N LAWNSDALE
736	1602315004	22,319		MULTI-FAMILY	2	2	1045 N LAWNSDALE
737	1602315005	22,880		MULTI-FAMILY	2	2	1043 N LAWNSDALE
738	1602315006	23,062		MULTI-FAMILY	2	2	1039 N LAWNSDALE
739	1602315007	21,630		MULTI-FAMILY	2	2	1035 N LAWNSDALE
740	1602315008	21,575		MULTI-FAMILY	2	2	1033 N LAWNSDALE
741	1602315009	19,809		MULTI-FAMILY	2	2	1031 N LAWNSDALE
742	1602315010	25,010		MULTI-FAMILY	4	4	1027 N LAWNSDALE
743	1602315011	25,459			0	0	
744	1602315012	24,247		MULTI-FAMILY	4	4	1019 N LAWNSDALE
745	1602315013	24,247		MULTI-FAMILY	4	4	1017 N LAWNSDALE
746	1602315014	24,074		MULTI-FAMILY	4	4	1015 N LAWNSDALE
747	1602315015	14,584			0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
748	1602315016	5,061			0	0	
749	1602315017	15,845		MULTI-FAMILY	2	2	1007 N LAWDALE
750	1602315018	24,672			0	0	
751	1602315019	66,369			0	0	
752	1602315020	20,754		MULTI-FAMILY	2	2	1052 N MONTICELLO
753	1602315021	22,368		MULTI-FAMILY	2	2	1050 N MONTICELLO
754	1602315022	24,163		MULTI-FAMILY	3	3	1048 N MONTICELLO
755	1602315023	19,956		MULTI-FAMILY	2	2	1046 N MONTICELLO
756	1602315024	19,338		MULTI-FAMILY	2	2	1042 N MONTICELLO
757	1602315025	20,029		MULTI-FAMILY	2	2	1040 N MONTICELLO
758	1602315026	23,629		MULTI-FAMILY	2	2	1038 N MONTICELLO
759	1602315027	13,908		SINGLE FAMILY	1	1	1036 N MONTICELLO
760	1602315028	20,376		MULTI-FAMILY	2	2	1032 N MONTICELLO
761	1602315029	7,338	YES		0	0	
762	1602315030	9,783	YES		0	0	
763	1602315031	20,510		SINGLE FAMILY	1	1	1024 N MONTICELLO
764	1602315032	20,425		MULTI-FAMILY	2	2	1020 N MONTICELLO
765	1602315033	22,022		MULTI-FAMILY	2	2	1016 N MONTICELLO
766	1602315034	7,338			0	0	
767	1602315035	17,519		SINGLE FAMILY	1	1	1010 N MONTICELLO
768	1602315036	16,570		SINGLE FAMILY	1	1	1008 N MONTICELLO
769	1602315037	22,204		MULTI-FAMILY	2	2	1006 N MONTICELLO
770	1602315038	6,115			0	0	
771	1602315039	22,113			0	0	
772	1602315040	29,897			0	0	
773	1602315041	7,411			0	0	
774	1602315042	21,606			0	0	
775	1602316001	5,588	YES		0	0	
776	1602316002	21,579		MULTI-FAMILY	2	2	1055 N MONTICELLO
777	1602316003	20,052		MULTI-FAMILY	2	2	1053 N MONTICELLO
778	1602316004	14,428		SINGLE FAMILY	1	1	1051 N MONTICELLO
779	1602316005	21,477		MULTI-FAMILY	2	2	1049 N MONTICELLO
780	1602316006	18,270		SINGLE FAMILY	1	1	1047 N MONTICELLO
781	1602316007	19,896		MULTI-FAMILY	2	2	1043 N MONTICELLO
782	1602316008	21,641		MULTI-FAMILY	2	2	1041 N MONTICELLO
783	1602316009	6,115			0	0	
784	1602316010	20,536		MULTI-FAMILY	2	2	1037 N MONTICELLO
785	1602316011	22,709		MULTI-FAMILY	2	2	1031 N MONTICELLO
786	1602316012	22,184		SINGLE FAMILY	1	1	1029 N MONTICELLO
787	1602316013	22,953		MULTI-FAMILY	2	2	1027 N MONTICELLO
788	1602316014	19,213	YES		0	0	
789	1602316015	23,525		MULTI-FAMILY	3	3	1021 N MONTICELLO
790	1602316016	22,671			0	0	
791	1602316017	6,115			0	0	
792	1602316018	15,836		MULTI-FAMILY	2	2	1013 N MONTICELLO
793	1602316019	20,349		MULTI-FAMILY	2	2	1011 N MONTICELLO
794	1602316020	16,478		SINGLE FAMILY	1	1	1009 N MONTICELLO
795	1602316021	13,908		SINGLE FAMILY	1	1	1007 N MONTICELLO
796	1602316022	75,993			0	0	
797	1602316023	10,688	YES		0	0	
798	1602316024	7,338	YES		0	0	
799	1602316025	20,865			0	0	
800	1602316026	20,865		MULTI-FAMILY	2	2	1046 N CENTRAL PARK
801	1602316027	23,834		MULTI-FAMILY	2	2	1042 N CENTRAL PARK
802	1602316028	22,793		SINGLE FAMILY	1	1	1040 N CENTRAL PARK
803	1602316029	20,160		SINGLE FAMILY	1	1	1038 N CENTRAL PARK
804	1602316030	20,752		MULTI-FAMILY	2	2	1034 N CENTRAL PARK
805	1602316031	23,827		MULTI-FAMILY	2	2	1032 N CENTRAL PARK
806	1602316032	22,635		MULTI-FAMILY	2	2	1028 N CENTRAL PARK
807	1602316033	22,017		MULTI-FAMILY	3	3	1024 N CENTRAL PARK
808	1602316034	20,438		MULTI-FAMILY	2	2	1022 N CENTRAL PARK
809	1602316035	20,343		MULTI-FAMILY	2	2	1018 N CENTRAL PARK
810	1602316036	20,792		MULTI-FAMILY	2	2	1016 N CENTRAL PARK
811	1602316037	22,368			0	0	
812	1602316038	23,293		MULTI-FAMILY	2	2	1010 N CENTRAL PARK
813	1602316039	20,501		MULTI-FAMILY	3	3	1006 N CENTRAL PARK
814	1602316040	20,501		MULTI-FAMILY	2	2	1002 N CENTRAL PARK
815	1602316041	28,134		MULTI-FAMILY	4	4	1000 N. CENTRAL PARK
816	1602317001	72,817			0	0	
817	1602317002	60,670			0	0	
818	1602317003	14,164			0	0	
819	1602317004	7,031			0	0	
820	1602317005	7,031			0	0	
821	1602317006	22,631			0	0	
822	1602317007	225,892			0	0	
823	1602317008	14,451			0	0	
824	1602317009	16,409			0	0	
825	1602317010	13,156			0	0	
826	1602317011	7,031			0	0	
827	1602317012	13,855		SINGLE FAMILY	1	1	927 N PULASKI
828	1602317013	16,494		SINGLE FAMILY	1	1	923 N PULASKI
829	1602317014	14,228		SINGLE FAMILY	1	1	921 N PULASKI
830	1602317015	22,460		MULTI-FAMILY	3	3	919 N PULASKI

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
831	1602317016	14,617	YES		0	0	
832	1602317017	16,732		MIXED USE	1	1	915 N PULASKI
833	1602317018	7,031	YES		0	0	
834	1602317026	21,470		MULTI-FAMILY	2	2	950 N HARDING
835	1602317027	16,494		SINGLE FAMILY	1	1	948 N HARDING
836	1602317028	22,010		MULTI-FAMILY	2	2	946 N HARDING
837	1602317029	15,173		SINGLE FAMILY	1	1	942 N HARDING
838	1602317030	14,533	YES	SINGLE FAMILY	1	1	940 N HARDING
839	1602317031	20,020	YES	SINGLE FAMILY	1	1	938 N HARDING
840	1602317032	21,383		MULTI-FAMILY	2	2	936 N HARDING
841	1602317033	5,728		MULTI-FAMILY	2	2	934 N HARDING
842	1602317034	15,618			0	0	
843	1602317035	19,976		MULTI-FAMILY	2	2	928 N HARDING
844	1602317036	20,616		MULTI-FAMILY	2	2	926 N HARDING
845	1602317037	13,190		SINGLE FAMILY	1	1	922 N HARDING
846	1602317038	14,604		SINGLE FAMILY	1	1	920 N HARDING
847	1602317039	14,075		SINGLE FAMILY	1	1	918 N HARDING
848	1602317040	Exempt			0	0	
849	1602317041	13,861		SINGLE FAMILY	1	1	914 N HARDING
850	1602317042	7,031			0	0	
851	1602317043	5,114			0	0	
852	1602317044	6,315			0	0	
853	1602317045	14,544			0	0	
854	1602317046	22,677			0	0	
855	1602317047	23,173			0	0	
856	1602317048	136,032	YES		0	0	
857	1602318001	15,862		SINGLE FAMILY	1	1	959 N HARDING
858	1602318002	22,746		MULTI-FAMILY	2	2	957 N HARDING
859	1602318003	19,885		MULTI-FAMILY	2	2	953 N HARDING
860	1602318004	23,460		MULTI-FAMILY	2	2	951 N HARDING
861	1602318005	3,515			0	0	
862	1602318006	11,158			0	0	
863	1602318008	Exempt			0	0	
864	1602318009	16,445		SINGLE FAMILY	1	1	937 N HARDING
865	1602318010	7,031			0	0	
866	1602318011	13,995		SINGLE FAMILY	1	1	931 N HARDING
867	1602318012	20,856		MULTI-FAMILY	2	2	929 N HARDING
868	1602318013	20,663		MULTI-FAMILY	3	3	923 N HARDING
869	1602318014	22,909		MULTI-FAMILY	2	2	921 N HARDING
870	1602318015	17,001		MULTI-FAMILY	3	3	919 N HARDING
871	1602318016	14,417	YES	SINGLE FAMILY	1	1	917 N HARDING
872	1602318017	14,995		SINGLE FAMILY	1	1	915 N HARDING
873	1602318018	22,551	YES	SINGLE FAMILY	1	1	911 N HARDING
874	1602318019	16,314		SINGLE FAMILY	1	1	909 N HARDING
875	1602318020	17,770		SINGLE FAMILY	1	1	907 N HARDING
876	1602318021	21,346		MULTI-FAMILY	3	3	903 N HARDING
877	1602318022	13,672		SINGLE FAMILY	1	1	901 N HARDING
878	1602318023	15,362		SINGLE FAMILY	1	1	958 N SPRINGFIELD
879	1602318024	13,852		SINGLE FAMILY	1	1	956 N SPRINGFIELD
880	1602318025	20,481		MULTI-FAMILY	2	2	952 N SPRINGFIELD
881	1602318026	16,256		SINGLE FAMILY	1	1	950 N SPRINGFIELD
882	1602318027	16,514		SINGLE FAMILY	1	1	948 N SPRINGFIELD
883	1602318028	15,800		MULTI-FAMILY	2	2	944 N SPRINGFIELD
884	1602318029	22,815		MULTI-FAMILY	2	2	942 N SPRINGFIELD
885	1602318030	13,655		SINGLE FAMILY	1	1	940 N SPRINGFIELD
886	1602318031	22,987		MULTI-FAMILY	2	2	938 N SPRINGFIELD
887	1602318034	21,021		MULTI-FAMILY	2	2	930 N SPRINGFIELD
888	1602318035	16,365		SINGLE FAMILY	1	1	928 N SPRINGFIELD
889	1602318036	7,031	YES		0	0	
890	1602318037	15,551			0	0	
891	1602318038	15,393		SINGLE FAMILY	1	1	920 N SPRINGFIELD
892	1602318039	7,031	YES		0	0	
893	1602318040	13,368		SINGLE FAMILY	1	1	916 N SPRINGFIELD
894	1602318041	23,033		SINGLE FAMILY	1	1	912 N SPRINGFIELD
895	1602318042	20,403		MULTI-FAMILY	2	2	910 N SPRINGFIELD
896	1602318043	23,042		MULTI-FAMILY	2	2	906 N SPRINGFIELD
897	1602318044	15,398		MULTI-FAMILY	2	2	902 N SPRINGFIELD
898	1602318045	15,891		SINGLE FAMILY	1	1	900 N SPRINGFIELD
899	1602318047	18,437		SINGLE FAMILY	1	1	934 N SPRINGFIELD
900	1602318048	17,717		SINGLE FAMILY	1	1	932 N SPRINGFIELD
901	1602318049	21,833	YES		0	0	
902	1602318050	16,525			0	0	
903	1602319001	22,624		MULTI-FAMILY	4	4	3857 W AUGUSTA
904	1602319002	23,113		MULTI-FAMILY	2	2	957 N SPRINGFIELD
905	1602319003	20,396		MULTI-FAMILY	2	2	953 N SPRINGFIELD
906	1602319004	19,711		MULTI-FAMILY	2	2	951 N SPRINGFIELD
907	1602319005	20,376		MULTI-FAMILY	2	2	947 N SPRINGFIELD
908	1602319006	20,332		MULTI-FAMILY	2	2	943 N SPRINGFIELD
909	1602319007	15,971		SINGLE FAMILY	1	1	941 N SPRINGFIELD
910	1602319008	13,866		SINGLE FAMILY	1	1	939 N SPRINGFIELD
911	1602319009	16,165		SINGLE FAMILY	1	1	937 N SPRINGFIELD
912	1602319010	14,909		SINGLE FAMILY	1	1	933 N SPRINGFIELD
913	1602319011	5,512			0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
914	1602319012	24,438		MULTI-FAMILY	2	0	929 N SPRINGFIELD
915	1602319013	21,988		MULTI-FAMILY	2	2	925 N SPRINGFIELD
916	1602319014	20,369		MULTI-FAMILY	2	2	921 N SPRINGFIELD
917	1602319015	20,561	YES	MULTI-FAMILY	2	2	919 N SPRINGFIELD
918	1602319016	14,337		SINGLE FAMILY	1	1	917 N SPRINGFIELD
919	1602319017	13,156			0	0	
920	1602319018	13,808		SINGLE FAMILY	1	1	911 N SPRINGFIELD
921	1602319019	13,190		SINGLE FAMILY	1	1	909 N SPRINGFIELD
922	1602319020	14,453		SINGLE FAMILY	1	1	907 N SPRINGFIELD
923	1602319021	Exempt			0	0	
924	1602319022	22,555		MIXED USE	1	1	958 N AVERS
925	1602319023	20,852		MULTI-FAMILY	2	2	956 N AVERS
926	1602319024	8,156	YES		0	0	
927	1602319025	22,913		MULTI-FAMILY	3	3	948 N AVERS
928	1602319026	20,354		MULTI-FAMILY	2	2	946 N AVERS
929	1602319027	22,082		MULTI-FAMILY	2	2	942 N AVERS
930	1602319028	21,288		MULTI-FAMILY	3	3	940 N AVERS
931	1602319029	21,263		MULTI-FAMILY	2	2	936 N AVERS
932	1602319030	15,487		SINGLE FAMILY	1	1	932 N AVERS
933	1602319031	14,215		SINGLE FAMILY	1	1	930 N AVERS
934	1602319032	20,948		MULTI-FAMILY	2	2	928 N AVERS
935	1602319033	15,222		MULTI-FAMILY	2	2	926 N AVERS
936	1602319034	19,282		MULTI-FAMILY	2	2	922 N AVERS
937	1602319035	19,282		MULTI-FAMILY	2	2	920 N AVERS
938	1602319036	15,956		MULTI-FAMILY	2	2	918 N AVERS
939	1602319037	22,597		MULTI-FAMILY	2	2	916 N AVERS
940	1602319038	15,536		SINGLE FAMILY	1	1	912 N AVERS
941	1602319039	15,736		SINGLE FAMILY	1	1	910 N AVERS
942	1602319040	20,912			0	0	
943	1602319041	20,574		MULTI-FAMILY	3	3	902 N AVERS
944	1602319042	6,797			0	0	
945	1602320002	25,486		MULTI-FAMILY	2	2	953 N AVERS
946	1602320003	19,900		MULTI-FAMILY	2	2	951 N AVERS
947	1602320004	19,900			0	0	
948	1602320005	19,060		MULTI-FAMILY	2	2	947 N AVERS
949	1602320006	20,767		MULTI-FAMILY	2	2	943 N AVERS
950	1602320007	23,576		MULTI-FAMILY	2	2	939 N AVERS
951	1602320008	20,043		MULTI-FAMILY	3	3	935 N AVERS
952	1602320009	15,153	YES	SINGLE FAMILY	1	1	933 N AVERS
953	1602320010	6,159	YES		0	0	
954	1602320011	15,533		SINGLE FAMILY	1	1	929 N AVERS
955	1602320012	5,968			0	0	
956	1602320013	20,027		MULTI-FAMILY	2	2	923 N AVERS
957	1602320014	21,452		MULTI-FAMILY	2	2	921 N AVERS
958	1602320015	Exempt			0	0	
959	1602320017	19,631	YES		0	0	
960	1602320018	Exempt			0	0	
961	1602320019	19,529		MULTI-FAMILY	2	2	952 N HAMLIN
962	1602320020	19,424		MULTI-FAMILY	2	2	950 N HAMLIN
963	1602320021	22,506		MULTI-FAMILY	2	2	948 N HAMLIN
964	1602320022	21,721			0	0	
965	1602320023	19,215		MULTI-FAMILY	3	3	942 N HAMLIN
966	1602320024	20,472		MULTI-FAMILY	2	2	940 N HAMLIN
967	1602320025	23,987		MULTI-FAMILY	3	3	938 N HAMLIN
968	1602320026	23,974		MULTI-FAMILY	3	3	936 N HAMLIN
969	1602320027	19,894		SINGLE FAMILY	1	1	932 N HAMLIN
970	1602320028	24,040		MULTI-FAMILY	3	3	930 N HAMLIN
971	1602320029	20,176		MULTI-FAMILY	2	2	928 N HAMLIN
972	1602320030	19,353		SINGLE FAMILY	1	1	926 N HAMLIN
973	1602320031	23,820		MULTI-FAMILY	3	3	924 N HAMLIN
974	1602320032	23,789		MULTI-FAMILY	3	3	920 N HAMLIN
975	1602320033	22,904		MULTI-FAMILY	2	2	918 N HAMLIN
976	1602320034	Exempt			0	0	
977	1602320036	20,976			0	0	
978	1602320037	20,487			0	0	
979	1602320038	Exempt			0	0	
980	1602321003	41,386			0	0	
981	1602321004	16,483	YES	SINGLE FAMILY	1	1	951 N HAMLIN
982	1602321005	15,945		SINGLE FAMILY	1	1	949 N HAMLIN
983	1602321006	18,562			0	0	
984	1602321007	17,112		SINGLE FAMILY	1	1	943 N HAMLIN
985	1602321008	26,157	YES	MIXED USE	2	2	941 N HAMLIN
986	1602321009	7,031			0	0	
987	1602321010	7,031		MULTI-FAMILY	3	3	935 N HAMLIN
988	1602321013	15,120	YES		0	0	
989	1602321014	17,085		SINGLE FAMILY	1	1	925 N HAMLIN
990	1602321015	20,532		MULTI-FAMILY	2	2	923 N HAMLIN
991	1602321016	14,559		SINGLE FAMILY	1	1	921 N HAMLIN
992	1602321017	20,523			0	0	
993	1602321018	21,350		MULTI-FAMILY	2	2	915 N HAMLIN
994	1602321019	20,545		MULTI-FAMILY	2	2	913 N HAMLIN
995	1602321020	20,274		MULTI-FAMILY	2	2	911 N HAMLIN
996	1602321021	21,833		MULTI-FAMILY	2	2	909 N HAMLIN

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
997	1602321022	7,031			0	0	
998	1602321023	30,813		MULTI-FAMILY	10	10	901 N HAMLIN
999	1602321024	20,825		MULTI-FAMILY	2	2	956 N RIDGEWAY
1000	1602321025	7,031			0	0	
1001	1602321026	6,075			0	0	
1002	1602321027	21,334		MULTI-FAMILY	2	2	950 N RIDGEWAY
1003	1602321028	19,871		MULTI-FAMILY	3	3	948 N RIDGEWAY
1004	1602321029	14,797	YES	SINGLE FAMILY	1	1	946 N RIDGEWAY
1005	1602321030	16,483		SINGLE FAMILY	1	1	944 N RIDGEWAY
1006	1602321031	19,378		MULTI-FAMILY	2	2	940 N RIDGEWAY
1007	1602321032	21,397		MULTI-FAMILY	2	2	938 N RIDGEWAY
1008	1602321033	19,353		MULTI-FAMILY	2	2	934 N RIDGEWAY
1009	1602321034	17,112		SINGLE FAMILY	1	1	932 N RIDGEWAY
1010	1602321035	22,508		MULTI-FAMILY	2	2	930 N RIDGEWAY
1011	1602321036	19,998		MULTI-FAMILY	2	2	928 N RIDGEWAY
1012	1602321037	22,493		MULTI-FAMILY	2	2	926 N RIDGEWAY
1013	1602321038	22,758		MULTI-FAMILY	2	2	922 N RIDGEWAY
1014	1602321039	19,998		MULTI-FAMILY	2	2	920 N RIDGEWAY
1015	1602321040	14,199		SINGLE FAMILY	1	1	918 N RIDGEWAY
1016	1602321041	16,031		SINGLE FAMILY	1	1	916 N RIDGEWAY
1017	1602321042	13,892		SINGLE FAMILY	1	1	912 N RIDGEWAY
1018	1602321043	19,195		SINGLE FAMILY	1	1	910 N RIDGEWAY
1019	1602321044	15,253		SINGLE FAMILY	1	1	908 N RIDGEWAY
1020	1602321045	5,114	YES		0	0	
1021	1602321046	20,312		MULTI-FAMILY	2	2	902 N RIDGEWAY
1022	1602321047	9,101		MULTI-FAMILY	4	4	900 N RIDGEWAY
1023	1602321048	30,635			0	0	
1024	1602321049	17,199			0	0	
1025	1602321050	20,023			0	0	
1026	1602322001	25,010			0	0	
1027	1602322002	23,396		MULTI-FAMILY	3	3	955 N RIDGEWAY
1028	1602322003	6,268			0	0	
1029	1602322004	15,711		MULTI-FAMILY	2	2	951 N RIDGEWAY
1030	1602322005	12,476			0	0	
1031	1602322006	16,272		SINGLE FAMILY	1	1	945 N RIDGEWAY
1032	1602322007	20,043		MULTI-FAMILY	2	2	943 N RIDGEWAY
1033	1602322008	16,554		SINGLE FAMILY	1	1	941 N RIDGEWAY
1034	1602322009	19,674		MULTI-FAMILY	2	2	939 N RIDGEWAY
1035	1602322010	20,207		SINGLE FAMILY	1	1	937 N RIDGEWAY
1036	1602322011	24,732	YES	MULTI-FAMILY	2	2	933 N RIDGEWAY
1037	1602322012	19,589		MULTI-FAMILY	2	2	929 N RIDGEWAY
1038	1602322013	22,995		SINGLE FAMILY	1	1	927 N RIDGEWAY
1039	1602322014	22,471		SINGLE FAMILY	1	1	923 N RIDGEWAY
1040	1602322015	20,465		MULTI-FAMILY	2	2	921 N RIDGEWAY
1041	1602322016	23,104		MULTI-FAMILY	2	2	917 N RIDGEWAY
1042	1602322017	23,104		SINGLE FAMILY	1	1	915 N RIDGEWAY
1043	1602322018	15,402		SINGLE FAMILY	1	1	911 N RIDGEWAY
1044	1602322019	15,118		SINGLE FAMILY	1	1	909 N RIDGEWAY
1045	1602322020	15,049		SINGLE FAMILY	1	1	907 N RIDGEWAY
1046	1602322021	17,228			0	0	
1047	1602322022	4,945			0	0	
1048	1602322023	20,730		MULTI-FAMILY	2	2	958 N LAWNSDALE
1049	1602322024	28,523		MULTI-FAMILY	2	2	956 N LAWNSDALE
1050	1602322025	14,680		MULTI-FAMILY	3	3	952 N LAWNSDALE
1051	1602322026	16,512		SINGLE FAMILY	1	1	950 N LAWNSDALE
1052	1602322027	20,092		MULTI-FAMILY	2	2	948 N LAWNSDALE
1053	1602322028	19,827		MULTI-FAMILY	2	2	946 N LAWNSDALE
1054	1602322029	20,052		MULTI-FAMILY	2	2	942 N LAWNSDALE
1055	1602322030	15,260		SINGLE FAMILY	1	1	940 N LAWNSDALE
1056	1602322031	7,031	YES		0	0	
1057	1602322032	16,663		SINGLE FAMILY	1	1	936 N LAWNSDALE
1058	1602322033	19,347		MULTI-FAMILY	3	3	932 N LAWNSDALE
1059	1602322034	16,423			0	0	
1060	1602322035	24,903		MULTI-FAMILY	3	3	928 N LAWNSDALE
1061	1602322036	14,513		SINGLE FAMILY	1	1	924 N LAWNSDALE
1062	1602322037	16,194		SINGLE FAMILY	1	1	922 N LAWNSDALE
1063	1602322038	20,679		MULTI-FAMILY	4	4	920 N LAWNSDALE
1064	1602322039	20,065		MULTI-FAMILY	2	2	918 N LAWNSDALE
1065	1602322040	22,909		MULTI-FAMILY	2	2	914 N LAWNSDALE
1066	1602322041	20,672		MULTI-FAMILY	2	2	912 N LAWNSDALE
1067	1602322042	22,971		MULTI-FAMILY	2	2	910 N LAWNSDALE
1068	1602322043	14,175		SINGLE FAMILY	1	1	908 N LAWNSDALE
1069	1602322044	Exempt			0	0	
1070	1602323001	16,527		SINGLE FAMILY	1	1	959 N LAWNSDALE
1071	1602323002	13,114		SINGLE FAMILY	1	1	957 N LAWNSDALE
1072	1602323003	5,114			0	0	
1073	1602323004	22,540		MULTI-FAMILY	3	3	951 N LAWNSDALE
1074	1602323005	22,037		MULTI-FAMILY	2	2	947 N LAWNSDALE
1075	1602323006	20,178		MULTI-FAMILY	2	2	943 N LAWNSDALE
1076	1602323007	20,289		MULTI-FAMILY	2	2	941 N LAWNSDALE
1077	1602323008	6,075			0	0	
1078	1602323009	19,135		MULTI-FAMILY	2	2	935 N LAWNSDALE
1079	1602323010	20,109		MULTI-FAMILY	2	2	933 N LAWNSDALE

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
1080	1602323011	6,308			0	0	
1081	1602323012	7,031			0	0	
1082	1602323013	20,140		MULTI-FAMILY	2	2	925 N LAWNSDALE
1083	1602323014	15,880		SINGLE FAMILY	1	1	923 N LAWNSDALE
1084	1602323015	21,174		MULTI-FAMILY	2	2	921 N LAWNSDALE
1085	1602323016	17,145		SINGLE FAMILY	1	1	919 N LAWNSDALE
1086	1602323017	13,979		SINGLE FAMILY	1	1	915 N LAWNSDALE
1087	1602323019	5,594			0	0	
1088	1602323020	15,260		SINGLE FAMILY	1	1	905 N LAWNSDALE
1089	1602323021	13,992		MULTI-FAMILY	3	3	903 N LAWNSDALE
1090	1602323022	6,757	YES		0	0	
1091	1602323023	12,776			0	0	
1092	1602323024	5,374	YES		0	0	
1093	1602323025	7,031	YES	MIXED USE	1	1	952 N MONTICELLO
1094	1602323026	19,487		MULTI-FAMILY	2	2	950 N MONTICELLO
1095	1602323027	23,900			0	0	
1096	1602323028	19,438		MULTI-FAMILY	2	2	946 N MONTICELLO
1097	1602323029	19,485			0	0	
1098	1602323030	19,458		MULTI-FAMILY	2	2	940 N MONTICELLO
1099	1602323031	16,956		SINGLE FAMILY	1	1	938 N MONTICELLO
1100	1602323032	22,508		MULTI-FAMILY	2	2	936 N MONTICELLO
1101	1602323033	20,036		MULTI-FAMILY	2	2	932 N MONTICELLO
1102	1602323034	16,154		SINGLE FAMILY	1	1	930 N MONTICELLO
1103	1602323035	14,517		SINGLE FAMILY	1	1	928 N MONTICELLO
1104	1602323036	19,153		SINGLE FAMILY	1	1	926 N MONTICELLO
1105	1602323037	21,764		MULTI-FAMILY	2	2	922 N MONTICELLO
1106	1602323038	7,031			0	0	
1107	1602323039	15,929		SINGLE FAMILY	1	1	918 N MONTICELLO
1108	1602323040	14,788		SINGLE FAMILY	1	1	914 N MONTICELLO
1109	1602323041	14,597		SINGLE FAMILY	1	1	912 N MONTICELLO
1110	1602323042	20,699		MULTI-FAMILY	3	3	910 N MONTICELLO
1111	1602323043	13,176		SINGLE FAMILY	1	1	908 N MONTICELLO
1112	1602323044	14,408		SINGLE FAMILY	1	1	906 N MONTICELLO
1113	1602323045	20,196			0	0	
1114	1602323046	21,495			0	0	
1115	1602323047	19,578			0	0	
1116	1602323048	6,288			0	0	
1117	1602324001	27,798	YES		0	0	
1118	1602324002	19,674		MULTI-FAMILY	2	2	953 N MONTICELLO
1119	1602324003	7,031			0	0	
1120	1602324004	14,937			0	0	
1121	1602324005	21,946		MULTI-FAMILY	3	3	945 N MONTICELLO
1122	1602324006	20,156		MULTI-FAMILY	2	2	943 N MONTICELLO
1123	1602324007	14,110		SINGLE FAMILY	1	1	941 N MONTICELLO
1124	1602324008	14,495		SINGLE FAMILY	1	1	939 N MONTICELLO
1125	1602324009	20,645		MULTI-FAMILY	2	2	935 N MONTICELLO
1126	1602324010	21,128		MULTI-FAMILY	2	2	933 N MONTICELLO
1127	1602324011	21,050		MULTI-FAMILY	2	2	931 N MONTICELLO
1128	1602324012	20,645			0	0	
1129	1602324013	20,252		MULTI-FAMILY	2	2	925 N MONTICELLO
1130	1602324014	22,475		SINGLE FAMILY	1	1	921 N MONTICELLO
1131	1602324017	17,010	YES	MULTI-FAMILY	2	2	913 N MONTICELLO
1132	1602324018	22,858		SINGLE FAMILY	1	1	911 N MONTICELLO
1133	1602324019	21,174		MULTI-FAMILY	2	2	909 N MONTICELLO
1134	1602324020	15,242		SINGLE FAMILY	1	1	905 N MONTICELLO
1135	1602324021	15,324		SINGLE FAMILY	1	1	903 N MONTICELLO
1136	1602324022	17,137		SINGLE FAMILY	1	1	901 N MONTICELLO
1137	1602324023	28,888		MULTI-FAMILY	2	2	956 N CENTRAL PARK
1138	1602324024	26,549		MULTI-FAMILY	4	4	952 N CENTRAL PARK
1139	1602324025	22,967		MULTI-FAMILY	2	2	948 N CENTRAL PARK
1140	1602324026	32,703		MULTI-FAMILY	4	4	944 N CENTRAL PARK
1141	1602324027	20,532		MULTI-FAMILY	2	2	940 N CENTRAL PARK
1142	1602324028	21,110		MULTI-FAMILY	3	3	938 N CENTRAL PARK
1143	1602324029	20,659		MULTI-FAMILY	2	2	936 N CENTRAL PARK
1144	1602324030	22,420		MULTI-FAMILY	3	3	932 N CENTRAL PARK
1145	1602324031	13,403		SINGLE FAMILY	1	1	930 N CENTRAL PARK
1146	1602324032	7,031			0	0	
1147	1602324033	22,660		MULTI-FAMILY	2	2	926 N CENTRAL PARK
1148	1602324034	14,088		MULTI-FAMILY	2	2	922 N CENTRAL PARK
1149	1602324035	22,915		MULTI-FAMILY	2	2	920 N CENTRAL PARK
1150	1602324036	20,294		MULTI-FAMILY	2	2	918 N CENTRAL PARK
1151	1602324037	7,031			0	0	
1152	1602324038	24,770		MULTI-FAMILY	2	2	912 N CENTRAL PARK
1153	1602324039	21,019		MULTI-FAMILY	2	2	910 N CENTRAL PARK
1154	1602324040	20,645		MULTI-FAMILY	2	2	906 N CENTRAL PARK
1155	1602324041	22,035		MULTI-FAMILY	2	2	902 N CENTRAL PARK
1156	1602324042	21,455		MULTI-FAMILY	3	3	900 N CENTRAL PARK
1157	1602324043	18,110			0	0	
1158	1602325001	15,204			0	0	
1159	1602325002	14,755			0	0	
1160	1602325003	7,031	YES		0	0	
1161	1602325004	7,031			0	0	
1162	1602325005	20,438	YES		0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
1163	1602325006	19,978			0	0	
1164	1602325007	14,660			0	0	
1165	1602325008	5,114			0	0	
1166	1602325009	15,304			0	0	
1167	1602325010	7,031			0	0	
1168	1602325011	18,402			0	0	
1169	1602325012	22,271			0	0	
1170	1602325013	21,826			0	0	
1171	1602325014	31,178			0	0	
1172	1602325015	13,568			0	0	
1173	1602325019	21,321			0	0	
1174	1602325020	14,562		SINGLE FAMILY	1	1	854 N HARDING
1175	1602325021	12,249		SINGLE FAMILY	1	1	852 N HARDING
1176	1602325022	15,524		SINGLE FAMILY	1	1	848 N HARDING
1177	1602325023	17,806		SINGLE FAMILY	1	1	846 N HARDING
1178	1602325024	19,843		MULTI-FAMILY	2	2	844 N HARDING
1179	1602325025	14,393		SINGLE FAMILY	1	1	842 N HARDING
1180	1602325026	14,304		SINGLE FAMILY	1	1	840 N HARDING
1181	1602325027	15,262		SINGLE FAMILY	1	1	836 N HARDING
1182	1602325028	25,303		MULTI-FAMILY	3	3	834 N HARDING
1183	1602325029	20,367		MULTI-FAMILY	3	3	830 N HARDING
1184	1602325030	21,543		MULTI-FAMILY	3	3	828 N HARDING
1185	1602325031	21,917		MULTI-FAMILY	3	3	824 N HARDING
1186	1602325032	22,557		MULTI-FAMILY	3	3	822 N HARDING
1187	1602325033	6,115	YES		0	0	
1188	1602325034	16,634		SINGLE FAMILY	1	1	816 N HARDING
1189	1602325035	16,174		SINGLE FAMILY	1	1	814 N HARDING
1190	1602325044	47,723	YES		0	0	
1191	1602326003	15,398			0	0	
1192	1602326008	23,413	YES		0	0	
1193	1602326009	17,708			0	0	
1194	1602326010	14,337			0	0	
1195	1602326011	15,213			0	0	
1196	1602326012	18,535			0	0	
1197	1602326013	14,519			0	0	
1198	1602326014	15,160			0	0	
1199	1602326015	6,115			0	0	
1200	1602326016	6,115			0	0	
1201	1602326017	6,115			0	0	
1202	1602326018	Exempt			0	0	
1203	1602326019	20,238		MULTI-FAMILY	2	2	856 N SPRINGFIELD
1204	1602326020	4,845			0	0	
1205	1602326021	20,152		SINGLE FAMILY	1	1	852 N SPRINGFIELD
1206	1602326022	15,135		MULTI-FAMILY	2	2	850 N SPRINGFIELD
1207	1602326023	23,785		MULTI-FAMILY	2	2	846 N SPRINGFIELD
1208	1602326024	26,059		MULTI-FAMILY	2	2	844 N SPRINGFIELD
1209	1602326025	26,326		MULTI-FAMILY	4	4	840 N SPRINGFIELD
1210	1602326026	16,363		SINGLE FAMILY	1	1	836 N SPRINGFIELD
1211	1602326027	14,746		SINGLE FAMILY	1	1	834 N SPRINGFIELD
1212	1602326028	14,519		SINGLE FAMILY	1	1	832 N SPRINGFIELD
1213	1602326029	22,104		MULTI-FAMILY	3	3	830 N SPRINGFIELD
1214	1602326030	4,447			0	0	
1215	1602326031	20,312		MULTI-FAMILY	3	3	824 N SPRINGFIELD
1216	1602326035	85,425		MIXED USE	2	2	3924 W CHICAGO
1217	1602326036	24,556			0	0	
1218	1602326037	15,756	YES	MIXED USE	1	1	3918 W CHICAGO
1219	1602326038	Exempt			0	0	
1220	1602326039	5,870	YES		0	0	
1221	1602326040	Exempt			0	0	
1222	1602326041	56,026	YES		0	0	
1223	1602326042	28,794			0	0	
1224	1602326043	17,359		MIXED USE	1	1	3900 W CHICAGO
1225	1602326044	12,229			0	0	
1226	1602326050	21,123		MULTI-FAMILY	2	2	822 N SPRINGFIELD
1227	1602326051	25,744		MULTI-FAMILY	2	2	814 N SPRINGFIELD
1228	1602326052	26,609			0	0	
1229	1602326053	19,278			0	0	
1230	1602326054	23,040			0	0	
1231	1602327001	21,105			0	0	
1232	1602327002	23,191		MULTI-FAMILY	2	2	853 N SPRINGFIELD
1233	1602327003	20,412		MULTI-FAMILY	2	2	851 N SPRINGFIELD
1234	1602327004	20,412		MULTI-FAMILY	2	2	847 N SPRINGFIELD
1235	1602327005	18,182		SINGLE FAMILY	1	1	845 N SPRINGFIELD
1236	1602327006	13,777		SINGLE FAMILY	1	1	843 N SPRINGFIELD
1237	1602327007	13,156		SINGLE FAMILY	1	1	839 N SPRINGFIELD
1238	1602327008	14,909		MULTI-FAMILY	2	2	837 N SPRINGFIELD
1239	1602327009	6,115			0	0	
1240	1602327010	6,115			0	0	
1241	1602327011	19,794		MULTI-FAMILY	2	2	831 N SPRINGFIELD
1242	1602327012	20,412		MULTI-FAMILY	2	2	827 N SPRINGFIELD
1243	1602327013	20,412		MULTI-FAMILY	2	2	825 N SPRINGFIELD
1244	1602327014	20,412		MULTI-FAMILY	2	2	823 N SPRINGFIELD
1245	1602327015	20,412		MULTI-FAMILY	2	2	819 N SPRINGFIELD

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
1246	1602327016	18,995		MULTI-FAMILY	2	2	815 N SPRINGFIELD
1247	1602327017	6,399			0	0	
1248	1602327018	20,830			0	0	
1249	1602327019	23,489		MULTI-FAMILY	2	2	852 N AVERS
1250	1602327020	22,291		MULTI-FAMILY	2	2	848 N AVERS
1251	1602327021	20,305		MULTI-FAMILY	2	2	844 N AVERS
1252	1602327022	19,462		MULTI-FAMILY	2	2	842 N AVERS
1253	1602327023	19,429		MULTI-FAMILY	2	2	840 N AVERS
1254	1602327024	Exempt			0	0	
1255	1602327025	26,535		MULTI-FAMILY	2	2	832 N AVERS
1256	1602327026	20,309		MULTI-FAMILY	2	2	830 N AVERS
1257	1602327027	20,585		MULTI-FAMILY	2	2	826 N AVERS
1258	1602327028	23,880		MULTI-FAMILY	2	2	822 N AVERS
1259	1602327029	19,727		MULTI-FAMILY	2	2	820 N AVERS
1260	1602327030	4,845			0	0	
1261	1602327031	24,412	YES	MULTI-FAMILY	2	2	814 N AVERS
1262	1602327033	16,836			0	0	
1263	1602327034	16,836			0	0	
1264	1602327035	18,331			0	0	
1265	1602327036	Exempt			0	0	
1266	1602327038	11,985	YES		0	0	
1267	1602327043	12,690		SINGLE FAMILY	1	1	809 N SPRINGFIELD
1268	1602327044	12,158	YES		0	0	
1269	1602327045	26,497	YES		0	0	
1270	1602328001	Exempt			0	0	
1271	1602328002	Exempt			0	0	
1272	1602328003	21,432		MULTI-FAMILY	2	2	851 N AVERS
1273	1602328004	21,432	YES		0	0	
1274	1602328005	22,717		MULTI-FAMILY	3	0	845 N AVERS
1275	1602328006	15,607		SINGLE FAMILY	1	1	843 N AVERS
1276	1602328007	14,148		SINGLE FAMILY	1	1	841 N AVERS
1277	1602328008	20,956		MULTI-FAMILY	2	2	837 N AVERS
1278	1602328009	20,692		MULTI-FAMILY	2	2	833 N AVERS
1279	1602328010	22,724		MULTI-FAMILY	2	2	831 N AVERS
1280	1602328011	16,327		SINGLE FAMILY	1	1	829 N AVERS
1281	1602328012	6,848	YES		0	0	
1282	1602328013	23,144		MULTI-FAMILY	2	2	823 N AVERS
1283	1602328014	24,363		MULTI-FAMILY	3	3	819 N AVERS
1284	1602328015	20,183		MULTI-FAMILY	2	2	815 N AVERS
1285	1602328016	30,248			0	0	
1286	1602328017	25,235		MULTI-FAMILY	3	3	854 N HAMLIN
1287	1602328018	24,009		MULTI-FAMILY	3	3	852 N HAMLIN
1288	1602328019	23,196		MULTI-FAMILY	3	3	850 N HAMLIN
1289	1602328020	21,586			0	0	
1290	1602328021	21,586		MULTI-FAMILY	2	2	842 N HAMLIN
1291	1602328022	22,784		MULTI-FAMILY	2	0	840 N HAMLIN
1292	1602328023	6,115	YES		0	0	
1293	1602328031	20,799	YES		0	0	
1294	1602328032	54,371			0	0	
1295	1602328033	Exempt			0	0	
1296	1602328034	16,143			0	0	
1297	1602328035	8,805	YES		0	0	
1298	1602328036	18,982			0	0	
1299	1602328037	24,232			0	0	
1300	1602328038	6,117	YES		0	0	
1301	1602328039	Exempt			0	0	
1302	1602328040	Exempt			0	0	
1303	1602329001	21,012			0	0	
1304	1602329002	16,214	YES		0	0	
1305	1602329003	14,504			0	0	
1306	1602329004	20,116			0	0	
1307	1602329005	6,115	YES		0	0	
1308	1602329006	22,964			0	0	
1309	1602329007	24,054	YES		0	0	
1310	1602329008	6,115	YES		0	0	
1311	1602329011	17,370			0	0	
1312	1602329012	15,780			0	0	
1313	1602329013	Exempt			0	0	
1314	1602329014	Exempt			0	0	
1315	1602329015	20,521			0	0	
1316	1602329016	13,912			0	0	
1317	1602329017	4,845			0	0	
1318	1602329018	32,143			0	0	
1319	1602329019	12,529	YES		0	0	
1320	1602329022	21,332		SINGLE FAMILY	1	1	846 N RIDGEWAY
1321	1602329023	12,761		SINGLE FAMILY	1	1	844 N RIDGEWAY
1322	1602329024	6,172			0	0	
1323	1602329025	20,796		MULTI-FAMILY	3	3	840 N RIDGEWAY
1324	1602329026	22,139			0	0	
1325	1602329027	13,190		SINGLE FAMILY	1	1	834 N RIDGEWAY
1326	1602329028	20,029		MULTI-FAMILY	2	2	832 N RIDGEWAY
1327	1602329029	20,029		MULTI-FAMILY	2	2	830 N RIDGEWAY
1328	1602329030	13,174			0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
1329	1602329031	20,180		MULTI-FAMILY	2	2	824 N RIDGEWAY
1330	1602329032	14,451		SINGLE FAMILY	1	1	822 N RIDGEWAY
1331	1602329033	7,342			0	0	
1332	1602329034	13,839		SINGLE FAMILY	1	1	816 N RIDGEWAY
1333	1602329035	23,144		MULTI-FAMILY	2	2	814 N RIDGEWAY
1334	1602329036	18,780			0	0	
1335	1602329037	40,703			0	0	
1336	1602329038	16,783			0	0	
1337	1602329039	17,835			0	0	
1338	1602329040	11,742	YES		0	0	
1339	1602329041	20,523	YES		0	0	
1340	1602329042	20,523	YES		0	0	
1341	1602329043	18,615	YES		0	0	
1342	1602329044	Exempt			0	0	
1343	1602329045	6,146	YES		0	0	
1344	1602329046	22,975			0	0	
1345	1602329047	Exempt			0	0	
1346	1602330001	27,663		MULTI-FAMILY	2	2	857 N RIDGEWAY
1347	1602330002	6,115			0	0	
1348	1602330003	20,005		SINGLE FAMILY	1	1	853 N RIDGEWAY
1349	1602330004	22,513		SINGLE FAMILY	1	1	851 N RIDGEWAY
1350	1602330005	14,121		SINGLE FAMILY	1	1	847 N RIDGEWAY
1351	1602330006	6,115			0	0	
1352	1602330007	13,808		SINGLE FAMILY	1	1	843 N RIDGEWAY
1353	1602330008	19,958		MULTI-FAMILY	2	2	839 N RIDGEWAY
1354	1602330009	20,216		MULTI-FAMILY	2	2	837 N RIDGEWAY
1355	1602330010	15,476		SINGLE FAMILY	1	1	835 N RIDGEWAY
1356	1602330011	6,115			0	0	
1357	1602330012	5,110			0	0	
1358	1602330013	14,084		MULTI-FAMILY	2	2	829 N RIDGEWAY
1359	1602330014	6,115			0	0	
1360	1602330015	14,553		SINGLE FAMILY	1	1	823 N RIDGEWAY
1361	1602330016	23,396			0	0	
1362	1602330017	14,304		SINGLE FAMILY	1	1	817 N RIDGEWAY
1363	1602330018	6,028		SINGLE FAMILY	1	0	815 N RIDGEWAY
1364	1602330019	19,540		MULTI-FAMILY	2	2	856 N LAWNSDALE
1365	1602330020	24,694		MULTI-FAMILY	2	2	854 N LAWNSDALE
1366	1602330021	12,830			0	0	
1367	1602330022	13,695			0	0	
1368	1602330023	18,206		MULTI-FAMILY	2	2	846 N LAWNSDALE
1369	1602330024	33,052		MULTI-FAMILY	5	5	844 N LAWNSDALE
1370	1602330025	6,115			0	0	
1371	1602330026	6,115			0	0	
1372	1602330027	6,115			0	0	
1373	1602330028	21,203		MULTI-FAMILY	2	2	834 N LAWNSDALE
1374	1602330029	13,921			0	0	
1375	1602330030	6,115			0	0	
1376	1602330031	22,033		SINGLE FAMILY	1	1	826 N LAWNSDALE
1377	1602330032	17,019		MULTI-FAMILY	2	2	824 N LAWNSDALE
1378	1602330033	15,335		MULTI-FAMILY	2	2	822 N LAWNSDALE
1379	1602330034	14,575			0	0	
1380	1602330035	13,005		SINGLE FAMILY	1	1	818 N LAWNSDALE
1381	1602330036	14,115		SINGLE FAMILY	1	1	814 N LAWNSDALE
1382	1602330037	60,728			0	0	
1383	1602330038	84,213			0	0	
1384	1602330039	17,897	YES		0	0	
1385	1602330040	16,943			0	0	
1386	1602330041	Exempt			0	0	
1387	1602330042	Exempt			0	0	
1388	1602330043	Exempt			0	0	
1389	1602330044	12,016	YES		0	0	
1390	1602331001	14,497	YES	SINGLE FAMILY	1	1	857 N LAWNSDALE
1391	1602331002	6,115			0	0	
1392	1602331003	13,114		SINGLE FAMILY	1	1	853 N LAWNSDALE
1393	1602331004	14,877		SINGLE FAMILY	1	1	849 N LAWNSDALE
1394	1602331005	21,655		MULTI-FAMILY	2	2	847 N LAWNSDALE
1395	1602331006	20,165		SINGLE FAMILY	1	1	845 N LAWNSDALE
1396	1602331007	12,229	YES		0	0	
1397	1602331008	20,096		MULTI-FAMILY	2	2	837 N LAWNSDALE
1398	1602331009	25,208		MULTI-FAMILY	2	2	835 N LAWNSDALE
1399	1602331010	20,841	YES	SINGLE FAMILY	1	1	833 N LAWNSDALE
1400	1602331011	14,508		SINGLE FAMILY	1	1	831 N LAWNSDALE
1401	1602331012	20,107		MULTI-FAMILY	2	2	827 N LAWNSDALE
1402	1602331013	15,651		SINGLE FAMILY	1	1	825 N LAWNSDALE
1403	1602331014	18,691			0	0	
1404	1602331015	6,115	YES	SINGLE FAMILY	1	1	821 N LAWNSDALE
1405	1602331016	14,551		MULTI-FAMILY	2	2	819 N LAWNSDALE
1406	1602331017	16,796		MULTI-FAMILY	2	2	815 N LAWNSDALE
1407	1602331018	20,572			0	0	
1408	1602331019	15,602		SINGLE FAMILY	1	1	854 N MONTICELLO
1409	1602331020	6,115	YES		0	0	
1410	1602331021	24,730			0	0	
1411	1602331022	19,625		MULTI-FAMILY	2	2	846 N MONTICELLO

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
1412	1602331023	20,236		MULTI-FAMILY	2	2	844 N MONTICELLO
1413	1602331024	6,115			0	0	
1414	1602331025	14,348		SINGLE FAMILY	1	1	840 N MONTICELLO
1415	1602331026	20,012		MULTI-FAMILY	2	2	836 N MONTICELLO
1416	1602331027	19,978		SINGLE FAMILY	1	1	834 N MONTICELLO
1417	1602331028	13,230		SINGLE FAMILY	1	1	832 N MONTICELLO
1418	1602331029	15,451	YES	SINGLE FAMILY	1	1	828 N MONTICELLO
1419	1602331030	14,751		SINGLE FAMILY	1	1	824 N MONTICELLO
1420	1602331031	4,789	YES		0	0	
1421	1602331032	19,329	YES		0	0	
1422	1602331033	19,798		MULTI-FAMILY	2	2	816 N MONTICELLO
1423	1602331034	19,318		MULTI-FAMILY	2	2	814 N MONTICELLO
1424	1602331035	6,146			0	0	
1425	1602331036	16,974		MIXED USE	1	1	3654 W CHICAGO
1426	1602331037	57,686		MIXED USE	2	2	3650 W CHICAGO
1427	1602331038	Exempt			0	0	
1428	1602331039	Exempt			0	0	
1429	1602331040	16,205			0	0	
1430	1602331041	40,016			0	0	
1431	1602331042	67,614			0	0	
1432	1602332001	Exempt			0	0	
1433	1602332002	15,765		SINGLE FAMILY	1	0	853 N MONTICELLO
1434	1602332003	16,565		MULTI-FAMILY	2	2	851 N MONTICELLO
1435	1602332004	20,325		MULTI-FAMILY	3	3	847 N MONTICELLO
1436	1602332005	20,325		MULTI-FAMILY	2	2	845 N MONTICELLO
1437	1602332006	13,803		MULTI-FAMILY	2	2	843 N MONTICELLO
1438	1602332007	6,115			0	0	
1439	1602332008	19,291		SINGLE FAMILY	1	1	837 N MONTICELLO
1440	1602332009	6,115	YES		0	0	
1441	1602332010	16,354		SINGLE FAMILY	1	1	833 N MONTICELLO
1442	1602332011	17,261		SINGLE FAMILY	1	1	831 N MONTICELLO
1443	1602332012	18,546		SINGLE FAMILY	1	0	827 N MONTICELLO
1444	1602332013	18,780		SINGLE FAMILY	1	0	823 N MONTICELLO
1445	1602332014	15,331		SINGLE FAMILY	1	1	819 N MONTICELLO
1446	1602332015	15,104		SINGLE FAMILY	1	1	815 N MONTICELLO
1447	1602332016	15,331		SINGLE FAMILY	1	1	817 N MONTICELLO
1448	1602332017	12,412	YES		0	0	
1449	1602332018	20,523		MULTI-FAMILY	2	2	852 N CENTRAL PARK
1450	1602332019	17,893		MULTI-FAMILY	2	2	850 N CENTRAL PARK
1451	1602332020	16,509	YES		0	0	
1452	1602332021	20,087		MULTI-FAMILY	2	2	842 N CENTRAL PARK
1453	1602332022	14,399		SINGLE FAMILY	1	1	840 N CENTRAL PARK
1454	1602332023	14,146		MULTI-FAMILY	2	2	836 N CENTRAL PARK
1455	1602332024	20,296		MULTI-FAMILY	2	2	834 N CENTRAL PARK
1456	1602332025	24,452		SINGLE FAMILY	1	1	832 N CENTRAL PARK
1457	1602332026	28,492		MULTI-FAMILY	5	5	830 N CENTRAL PARK
1458	1602332027	21,014		MULTI-FAMILY	2	2	826 N CENTRAL PARK
1459	1602332028	21,383		MULTI-FAMILY	2	2	822 N CENTRAL PARK
1460	1602332029	19,498		MULTI-FAMILY	2	2	820 N CENTRAL PARK
1461	1602332030	20,116		MULTI-FAMILY	2	2	818 N CENTRAL PARK
1462	1602332031	22,913		MULTI-FAMILY	2	2	814 N CENTRAL PARK
1463	1602332032	85,631			0	0	
1464	1602332033	17,468			0	0	
1465	1602332034	5,870			0	0	
1466	1602332035	5,870			0	0	
1467	1602332036	Exempt			0	0	
1468	1602332037	16,298			0	0	
1469	1602332038	18,046			0	0	
1470	1602332042	92,938	YES		0	0	
1471	1602402012	24,078			0	0	
1472	1602402013	24,078			0	0	
1473	1602402014	24,078			0	0	
1474	1602402015	23,009			0	0	
1475	1602402016	9,937			0	0	
1476	1602404001	22,595		MULTI-FAMILY	3	3	1059 N CENTRAL PARK
1477	1602404002	15,467		SINGLE FAMILY	1	1	1055 N CENTRAL PARK
1478	1602404003	15,362		MULTI-FAMILY	2	2	1053 N CENTRAL PARK
1479	1602404004	20,176		MULTI-FAMILY	2	2	1049 N CENTRAL PARK
1480	1602404005	18,142		SINGLE FAMILY	1	1	1047 N CENTRAL PARK
1481	1602404006	22,791		MULTI-FAMILY	2	2	1045 N CENTRAL PARK
1482	1602404007	22,637		MULTI-FAMILY	2	2	1041 N CENTRAL PARK
1483	1602404008	19,253	YES	SINGLE FAMILY	1	1	1039 N CENTRAL PARK
1484	1602404009	15,398		SINGLE FAMILY	1	1	1035 N CENTRAL PARK
1485	1602404010	20,329		MULTI-FAMILY	2	2	1031 N CENTRAL PARK
1486	1602404011	20,485		MULTI-FAMILY	2	2	1029 N CENTRAL PARK
1487	1602404012	15,462		SINGLE FAMILY	1	1	1025 N CENTRAL PARK
1488	1602404013	18,126		SINGLE FAMILY	1	1	1021 N CENTRAL PARK
1489	1602404014	21,488		MULTI-FAMILY	2	2	1019 N CENTRAL PARK
1490	1602404015	23,104		MULTI-FAMILY	2	2	1017 N CENTRAL PARK
1491	1602404016	14,806		SINGLE FAMILY	1	1	1015 N CENTRAL PARK
1492	1602404017	19,863		MULTI-FAMILY	2	2	1011 N CENTRAL PARK
1493	1602404018	20,968		MULTI-FAMILY	2	2	1007 N CENTRAL PARK
1494	1602404019	17,065	YES	MULTI-FAMILY	2	0	1005 N CENTRAL PARK

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
1495	1602404020	22,255		MULTI-FAMILY	2	2	1001 N CENTRAL PARK
1496	1602404021	22,677		MULTI-FAMILY	3	3	1058 N DRAKE
1497	1602404022	18,960		SINGLE FAMILY	1	1	1054 N DRAKE
1498	1602404023	18,702		MULTI-FAMILY	2	2	1052 N DRAKE
1499	1602404024	16,067		MULTI-FAMILY	2	2	1050 N DRAKE
1500	1602404025	10,895		MULTI-FAMILY	2	2	1046 N DRAKE
1501	1602404026	20,129		MULTI-FAMILY	2	2	1044 N DRAKE
1502	1602404027	17,643			0	0	
1503	1602404028	20,180		MULTI-FAMILY	2	2	1038 N DRAKE
1504	1602404029	15,407		MULTI-FAMILY	2	2	1034 N DRAKE
1505	1602404030	23,149		MULTI-FAMILY	2	2	1032 N DRAKE
1506	1602404031	23,118		MULTI-FAMILY	2	2	1028 N DRAKE
1507	1602404032	14,751		SINGLE FAMILY	1	1	1024 N DRAKE
1508	1602404033	14,815	YES	SINGLE FAMILY	1	1	1022 N DRAKE
1509	1602404034	20,183		SINGLE FAMILY	1	1	1018 N DRAKE
1510	1602404035	15,369		MULTI-FAMILY	2	2	1014 N DRAKE
1511	1602404036	20,183		MULTI-FAMILY	2	2	1012 N DRAKE
1512	1602404037	16,872		MULTI-FAMILY	2	2	1008 N DRAKE
1513	1602404038	20,183		MULTI-FAMILY	2	2	1006 N DRAKE
1514	1602404039	23,082		MULTI-FAMILY	2	2	1002 N DRAKE
1515	1602404040	39,025			0	0	
1516	1602405001	19,658		MULTI-FAMILY	2	2	1059 N DRAKE
1517	1602405002	17,712		MULTI-FAMILY	2	2	1055 N DRAKE
1518	1602405003	16,656		MULTI-FAMILY	2	2	1051 N DRAKE
1519	1602405004	19,565		MULTI-FAMILY	2	2	1049 N DRAKE
1520	1602405005	18,811		MULTI-FAMILY	2	2	1047 N DRAKE
1521	1602405006	20,129		MULTI-FAMILY	2	2	1043 N DRAKE
1522	1602405007	17,757	YES		0	0	
1523	1602405008	15,427		SINGLE FAMILY	1	1	1037 N DRAKE
1524	1602405009	22,533		MULTI-FAMILY	2	2	1035 N DRAKE
1525	1602405010	23,122		MULTI-FAMILY	2	2	1031 N DRAKE
1526	1602405011	15,369		MULTI-FAMILY	2	2	1029 N DRAKE
1527	1602405012	19,831		MULTI-FAMILY	2	2	1025 N DRAKE
1528	1602405013	22,833		MULTI-FAMILY	2	2	1021 N DRAKE
1529	1602405014	14,849		SINGLE FAMILY	1	1	1019 N DRAKE
1530	1602405015	21,437		MULTI-FAMILY	2	2	1015 N DRAKE
1531	1602405016	15,476		SINGLE FAMILY	1	1	1013 N DRAKE
1532	1602405017	Exempt		MULTI-FAMILY	2	2	1009 N DRAKE
1533	1602405018	17,150		SINGLE FAMILY	1	1	1007 N DRAKE
1534	1602405019	19,843		MULTI-FAMILY	2	2	1005 N DRAKE
1535	1602405020	21,488			0	0	
1536	1602405021	24,387		MULTI-FAMILY	2	2	1058 N ST LOUIS
1537	1602405022	15,302		MULTI-FAMILY	2	2	1054 N ST LOUIS
1538	1602405023	14,986		SINGLE FAMILY	1	1	1052 N ST LOUIS
1539	1602405024	22,520		MULTI-FAMILY	2	2	1048 N ST LOUIS
1540	1602405025	15,355		MULTI-FAMILY	2	2	1046 N ST LOUIS
1541	1602405026	19,496		MULTI-FAMILY	2	2	1042 N ST LOUIS
1542	1602405027	15,287		SINGLE FAMILY	1	1	1040 N ST LOUIS
1543	1602405028	16,376		SINGLE FAMILY	1	1	1036 N ST LOUIS
1544	1602405029	20,759		MULTI-FAMILY	2	2	1034 N ST LOUIS
1545	1602405030	19,485		MULTI-FAMILY	2	2	1030 N ST LOUIS
1546	1602405031	14,835		SINGLE FAMILY	1	1	1028 N ST LOUIS
1547	1602405032	14,835		SINGLE FAMILY	1	1	1024 N ST LOUIS
1548	1602405033	21,250		MULTI-FAMILY	2	2	1022 N ST LOUIS
1549	1602405034	10,052		SINGLE FAMILY	1	1	1018 N ST LOUIS
1550	1602405035	15,255		SINGLE FAMILY	1	1	1016 N ST LOUIS
1551	1602405036	14,602		SINGLE FAMILY	1	1	1012 N ST LOUIS
1552	1602405037	22,924		MULTI-FAMILY	2	2	1010 N ST LOUIS
1553	1602405038	15,220		SINGLE FAMILY	1	1	1006 N ST LOUIS
1554	1602405039	7,338			0	0	
1555	1602405040	22,348		MULTI-FAMILY	3	3	1000 N ST LOUIS
1556	1602406001	15,860		MULTI-FAMILY	2	2	1059 N ST LOUIS
1557	1602406002	17,314		MULTI-FAMILY	2	2	1055 N ST LOUIS
1558	1602406003	15,402		SINGLE FAMILY	1	1	1053 N ST LOUIS
1559	1602406004	18,684		MULTI-FAMILY	2	2	1049 N ST LOUIS
1560	1602406005	15,402		SINGLE FAMILY	1	1	1047 N ST LOUIS
1561	1602406006	15,231		SINGLE FAMILY	1	1	1043 N ST LOUIS
1562	1602406007	16,894		SINGLE FAMILY	1	1	1041 N ST LOUIS
1563	1602406008	15,231		SINGLE FAMILY	1	1	1037 N ST LOUIS
1564	1602406009	10,619		SINGLE FAMILY	1	1	1033 N ST LOUIS
1565	1602406010	17,165		SINGLE FAMILY	1	1	1031 N ST LOUIS
1566	1602406011	16,972		SINGLE FAMILY	1	1	1029 N ST LOUIS
1567	1602406012	15,202		SINGLE FAMILY	1	1	1025 N ST LOUIS
1568	1602406013	7,338			0	0	
1569	1602406014	22,324		MULTI-FAMILY	3	3	1019 N ST LOUIS
1570	1602406015	20,267		MULTI-FAMILY	3	3	1017 N ST LOUIS
1571	1602406016	14,373		MULTI-FAMILY	2	2	1015 N ST LOUIS
1572	1602406017	23,178		MULTI-FAMILY	2	2	1011 N ST LOUIS
1573	1602406018	19,816		MULTI-FAMILY	2	2	1007 N ST LOUIS
1574	1602406019	23,331			0	0	
1575	1602406020	20,916			0	0	
1576	1602406021	29,526			0	0	
1577	1602406022	20,227		MULTI-FAMILY	2	2	1050 N TRUMBULL

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
1578	1602406023	21,630		MULTI-FAMILY	2	2	1048 N TRUMBULL
1579	1602406024	19,496		MULTI-FAMILY	2	2	1042 N TRUMBULL
1580	1602406025	20,094		MULTI-FAMILY	2	2	1040 N TRUMBULL
1581	1602406026	23,525		MULTI-FAMILY	3	3	1036 N TRUMBULL
1582	1602406027	22,130		MULTI-FAMILY	3	3	1034 N TRUMBULL
1583	1602406028	20,094		MULTI-FAMILY	2	2	1032 N TRUMBULL
1584	1602406029	22,526			0	0	
1585	1602406030	20,229		MULTI-FAMILY	2	2	1026 N TRUMBULL
1586	1602406031	19,609		MULTI-FAMILY	2	2	1024 N TRUMBULL
1587	1602406032	20,229		MULTI-FAMILY	2	2	1022 N TRUMBULL
1588	1602406033	22,738		MULTI-FAMILY	2	2	1018 N TRUMBULL
1589	1602406034	22,738		MULTI-FAMILY	3	3	1014 N TRUMBULL
1590	1602406035	22,564		MULTI-FAMILY	2	2	1012 N TRUMBULL
1591	1602406036	21,668		MULTI-FAMILY	2	2	1010 N TRUMBULL
1592	1602406037	22,738		MULTI-FAMILY	3	3	1006 N TRUMBULL
1593	1602406038	20,229		MULTI-FAMILY	3	3	1004 N TRUMBULL
1594	1602406039	19,578		MULTI-FAMILY	2	2	1000 N TRUMBULL
1595	1602407010	19,307		MULTI-FAMILY	2	2	1025 N TRUMBULL
1596	1602407011	22,569		MULTI-FAMILY	2	2	1021 N TRUMBULL
1597	1602407012	23,222		MULTI-FAMILY	2	2	1019 N TRUMBULL
1598	1602407013	20,285		MULTI-FAMILY	2	2	1015 N TRUMBULL
1599	1602407014	20,659			0	0	
1600	1602415001	22,731		MULTI-FAMILY	2	2	957 N CENTRAL PARK
1601	1602415002	15,409		MULTI-FAMILY	2	2	955 N CENTRAL PARK
1602	1602415003	14,726		MULTI-FAMILY	2	2	951 N CENTRAL PARK
1603	1602415004	15,409	YES	MULTI-FAMILY	2	2	949 N CENTRAL PARK
1604	1602415005	18,366		MULTI-FAMILY	2	2	945 N CENTRAL PARK
1605	1602415006	6,848			0	0	
1606	1602415007	17,217		MULTI-FAMILY	2	2	941 N CENTRAL PARK
1607	1602415008	Exempt	YES		0	0	
1608	1602415009	17,652		MULTI-FAMILY	2	2	935 N CENTRAL PARK
1609	1602415010	14,753	YES	MULTI-FAMILY	2	2	933 N CENTRAL PARK
1610	1602415011	19,613		MULTI-FAMILY	2	2	929 N CENTRAL PARK
1611	1602415012	15,262		MULTI-FAMILY	2	2	927 N CENTRAL PARK
1612	1602415013	15,967		SINGLE FAMILY	1	1	925 N CENTRAL PARK
1613	1602415014	16,405		SINGLE FAMILY	1	1	921 N CENTRAL PARK
1614	1602415015	15,262		SINGLE FAMILY	1	1	919 N CENTRAL PARK
1615	1602415016	22,967		SINGLE FAMILY	1	1	917 N CENTRAL PARK
1616	1602415017	15,954		SINGLE FAMILY	1	1	915 N CENTRAL PARK
1617	1602415018	15,954		SINGLE FAMILY	1	1	911 N CENTRAL PARK
1618	1602415019	17,101		MULTI-FAMILY	2	2	909 N CENTRAL PARK
1619	1602415020	15,262		SINGLE FAMILY	1	1	905 N CENTRAL PARK
1620	1602415021	15,262		SINGLE FAMILY	1	1	903 N CENTRAL PARK
1621	1602415022	20,049		MULTI-FAMILY	2	2	901 N CENTRAL PARK
1622	1602415023	28,076		MULTI-FAMILY	2	2	956 N DRAKE
1623	1602415024	28,305		MULTI-FAMILY	2	2	952 N DRAKE
1624	1602415025	23,691		MULTI-FAMILY	2	2	950 N DRAKE
1625	1602415026	21,010		MULTI-FAMILY	2	2	946 N DRAKE
1626	1602415027	27,485			0	0	
1627	1602415028	23,416		MULTI-FAMILY	2	2	940 N DRAKE
1628	1602415029	21,012		MULTI-FAMILY	3	3	938 N DRAKE
1629	1602415030	23,451	YES	MULTI-FAMILY	2	2	934 N DRAKE
1630	1602415031	22,440		MULTI-FAMILY	2	2	930 N DRAKE
1631	1602415032	20,561		MULTI-FAMILY	2	2	928 N DRAKE
1632	1602415033	20,561		MULTI-FAMILY	2	2	926 N DRAKE
1633	1602415034	20,561		MULTI-FAMILY	3	3	924 N DRAKE
1634	1602415035	20,561		MULTI-FAMILY	2	2	920 N DRAKE
1635	1602415036	22,964		MULTI-FAMILY	2	2	918 N DRAKE
1636	1602415037	21,012		MULTI-FAMILY	2	2	914 N DRAKE
1637	1602415038	20,561		MULTI-FAMILY	2	2	912 N DRAKE
1638	1602415039	20,567		MULTI-FAMILY	2	2	906 N DRAKE
1639	1602415040	15,431		MULTI-FAMILY	2	2	904 N DRAKE
1640	1602415041	20,561		MULTI-FAMILY	2	2	902 N DRAKE
1641	1602415042	15,155		SINGLE FAMILY	1	1	900 N DRAKE
1642	1602416001	39,734			0	0	
1643	1602416002	23,682	YES		0	0	
1644	1602416003	22,904		MULTI-FAMILY	2	2	951 N DRAKE
1645	1602416004	18,837		MULTI-FAMILY	2	2	949 N DRAKE
1646	1602416005	19,898		MULTI-FAMILY	2	2	945 N DRAKE
1647	1602416006	19,825		MULTI-FAMILY	2	2	941 N DRAKE
1648	1602416007	7,338	YES		0	0	
1649	1602416008	23,202		MULTI-FAMILY	2	2	935 N DRAKE
1650	1602416009	23,231		MULTI-FAMILY	2	2	933 N DRAKE
1651	1602416010	20,443	YES	MULTI-FAMILY	2	2	929 N DRAKE
1652	1602416011	23,231		MULTI-FAMILY	2	2	925 N DRAKE
1653	1602416012	23,164		MULTI-FAMILY	2	2	923 N DRAKE
1654	1602416013	20,443		MULTI-FAMILY	2	2	921 N DRAKE
1655	1602416014	19,816		MULTI-FAMILY	2	2	917 N DRAKE
1656	1602416015	20,436		MULTI-FAMILY	2	2	915 N DRAKE
1657	1602416016	19,780		MULTI-FAMILY	2	2	913 N DRAKE
1658	1602416017	20,481		MULTI-FAMILY	2	0	909 N DRAKE
1659	1602416018	20,625		MULTI-FAMILY	2	2	905 N DRAKE
1660	1602416019	20,590		MULTI-FAMILY	2	2	903 N DRAKE

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
1661	1602416020	15,173		MULTI-FAMILY	2	2	901 N DRAKE
1662	1602416021	6,115			0	0	
1663	1602416022	14,646		SINGLE FAMILY	1	1	952 N ST LOUIS
1664	1602416023	18,259		SINGLE FAMILY	1	0	950 N ST LOUIS
1665	1602416024	16,114		SINGLE FAMILY	1	0	948 N ST LOUIS
1666	1602416025	14,573		SINGLE FAMILY	1	1	946 N ST LOUIS
1667	1602416026	17,119	YES	SINGLE FAMILY	1	1	944 N ST LOUIS
1668	1602416027	15,224	YES	SINGLE FAMILY	1	1	942 N ST LOUIS
1669	1602416028	15,213		SINGLE FAMILY	1	1	938 N ST LOUIS
1670	1602416029	16,745		SINGLE FAMILY	1	1	936 N ST LOUIS
1671	1602416030	15,369	YES	SINGLE FAMILY	1	1	934 N ST LOUIS
1672	1602416031	16,512		SINGLE FAMILY	1	1	932 N ST LOUIS
1673	1602416032	15,200		SINGLE FAMILY	1	1	928 N ST LOUIS
1674	1602416033	14,735		SINGLE FAMILY	1	1	926 N ST LOUIS
1675	1602416034	18,135		SINGLE FAMILY	1	1	924 N ST LOUIS
1676	1602416035	14,595		SINGLE FAMILY	1	1	922 N ST LOUIS
1677	1602416036	15,178		SINGLE FAMILY	1	1	920 N ST LOUIS
1678	1602416037	5,301			0	0	
1679	1602416038	15,166		SINGLE FAMILY	1	1	914 N ST LOUIS
1680	1602416039	15,220		SINGLE FAMILY	1	1	912 N ST LOUIS
1681	1602416040	16,959		SINGLE FAMILY	1	1	910 N ST LOUIS
1682	1602416041	14,682		SINGLE FAMILY	1	1	906 N ST LOUIS
1683	1602416042	17,621		SINGLE FAMILY	1	1	904 N ST LOUIS
1684	1602416043	14,542		SINGLE FAMILY	1	1	902 N ST LOUIS
1685	1602416044	15,898		SINGLE FAMILY	1	0	900 N ST LOUIS
1686	1602417001	22,624		SINGLE FAMILY	1	1	957 N ST LOUIS
1687	1602417002	18,831		SINGLE FAMILY	1	1	955 N ST LOUIS
1688	1602417003	15,202		SINGLE FAMILY	1	1	953 N ST LOUIS
1689	1602417004	15,220		SINGLE FAMILY	1	1	949 N ST LOUIS
1690	1602417005	18,971		SINGLE FAMILY	1	1	947 N ST LOUIS
1691	1602417006	18,437		SINGLE FAMILY	1	1	945 N ST LOUIS
1692	1602417007	17,172		SINGLE FAMILY	1	1	943 N ST LOUIS
1693	1602417008	15,220		SINGLE FAMILY	1	1	939 N ST LOUIS
1694	1602417009	15,220		SINGLE FAMILY	1	1	937 N ST LOUIS
1695	1602417010	15,220		SINGLE FAMILY	1	1	935 N ST LOUIS
1696	1602417011	15,507		SINGLE FAMILY	1	1	933 N ST LOUIS
1697	1602417012	15,202		SINGLE FAMILY	1	1	931 N ST LOUIS
1698	1602417013	18,895		SINGLE FAMILY	1	1	929 N ST LOUIS
1699	1602417014	15,220		SINGLE FAMILY	1	1	925 N ST LOUIS
1700	1602417015	14,628	YES	SINGLE FAMILY	1	1	923 N ST LOUIS
1701	1602417016	16,038		SINGLE FAMILY	1	1	921 N ST LOUIS
1702	1602417017	16,405		SINGLE FAMILY	1	1	919 N ST LOUIS
1703	1602417018	15,220		SINGLE FAMILY	1	1	915 N ST LOUIS
1704	1602417019	15,202		SINGLE FAMILY	1	1	913 N ST LOUIS
1705	1602417020	17,472	YES	SINGLE FAMILY	1	1	911 N ST LOUIS
1706	1602417021	15,327		SINGLE FAMILY	1	1	907 N ST LOUIS
1707	1602417022	6,115	YES	SINGLE FAMILY	1	1	905 N ST LOUIS
1708	1602417023	18,542		SINGLE FAMILY	1	1	903 N ST LOUIS
1709	1602417024	17,724	YES	SINGLE FAMILY	1	1	901 N ST LOUIS
1710	1602417025	22,213		SINGLE FAMILY	1	1	956 N TRUMBULL
1711	1602417026	23,863		SINGLE FAMILY	1	1	952 N TRUMBULL
1712	1602417027	14,724		SINGLE FAMILY	1	1	950 N TRUMBULL
1713	1602417028	15,420		SINGLE FAMILY	1	1	948 N TRUMBULL
1714	1602417029	15,987		SINGLE FAMILY	1	1	946 N TRUMBULL
1715	1602417030	14,795		SINGLE FAMILY	1	1	944 N TRUMBULL
1716	1602417031	17,555		SINGLE FAMILY	1	1	942 N TRUMBULL
1717	1602417032	15,380		SINGLE FAMILY	1	1	938 N TRUMBULL
1718	1602417033	15,315	YES	SINGLE FAMILY	1	1	934 N TRUMBULL
1719	1602417034	14,628		SINGLE FAMILY	1	1	932 N TRUMBULL
1720	1602417035	5,396			0	0	
1721	1602417036	22,015		SINGLE FAMILY	1	1	926 N TRUMBULL
1722	1602417037	18,542		SINGLE FAMILY	1	1	924 N TRUMBULL
1723	1602417038	18,259		SINGLE FAMILY	1	1	922 N TRUMBULL
1724	1602417039	15,220		SINGLE FAMILY	1	1	920 N TRUMBULL
1725	1602417040	6,115		SINGLE FAMILY	1	1	916 N TRUMBULL
1726	1602417041	15,220		SINGLE FAMILY	1	1	914 N TRUMBULL
1727	1602417042	15,671		SINGLE FAMILY	1	1	912 N TRUMBULL
1728	1602417043	14,682		SINGLE FAMILY	1	1	908 N TRUMBULL
1729	1602417044	14,602		SINGLE FAMILY	1	1	906 N TRUMBULL
1730	1602417045	4,841			0	0	
1731	1602417046	15,215		SINGLE FAMILY	1	1	902 N TRUMBULL
1732	1602417047	15,053	YES		0	0	
1733	1602418001	20,125		MULTI-FAMILY	2	2	957 N TRUMBULL
1734	1602418002	16,123		SINGLE FAMILY	1	1	953 N TRUMBULL
1735	1602418003	15,278		SINGLE FAMILY	1	1	951 N TRUMBULL
1736	1602418004	15,269		MULTI-FAMILY	2	2	949 N TRUMBULL
1737	1602418005	17,190		SINGLE FAMILY	1	1	947 N TRUMBULL
1738	1602418006	14,668		SINGLE FAMILY	1	1	945 N TRUMBULL
1739	1602418007	14,010		SINGLE FAMILY	1	1	941 N TRUMBULL
1740	1602418008	14,697		SINGLE FAMILY	1	1	937 N TRUMBULL
1741	1602418009	19,398		SINGLE FAMILY	1	1	935 N TRUMBULL
1742	1602418010	15,315		SINGLE FAMILY	1	1	933 N TRUMBULL
1743	1602418011	20,992		SINGLE FAMILY	1	1	929 N TRUMBULL

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
1744	1602418012	16,959		MULTI-FAMILY	2	2	927 N TRUMBULL
1745	1602418013	18,110		SINGLE FAMILY	1	1	925 N TRUMBULL
1746	1602418014	15,162		MULTI-FAMILY	2	2	923 N TRUMBULL
1747	1602418015	16,429		MULTI-FAMILY	2	2	921 N TRUMBULL
1748	1602418016	15,169		MULTI-FAMILY	2	2	917 N TRUMBULL
1749	1602418017	18,584		SINGLE FAMILY	1	1	915 N TRUMBULL
1750	1602418018	14,837	YES	SINGLE FAMILY	1	1	913 N TRUMBULL
1751	1602418019	20,834		MULTI-FAMILY	2	2	911 N TRUMBULL
1752	1602418020	6,115			0	0	
1753	1602418021	19,273		SINGLE FAMILY	1	1	905 N TRUMBULL
1754	1602418022	14,622		MULTI-FAMILY	2	2	903 N TRUMBULL
1755	1602418023	15,182		SINGLE FAMILY	1	1	901 N TRUMBULL
1756	1602418026	16,847		SINGLE FAMILY	1	1	950 N HOMAN
1757	1602418027	15,469	YES	SINGLE FAMILY	1	1	948 N HOMAN
1758	1602418028	15,131		SINGLE FAMILY	1	1	946 N HOMAN
1759	1602418029	21,875		MULTI-FAMILY	3	3	942 N HOMAN
1760	1602418030	14,522		SINGLE FAMILY	1	0	940 N HOMAN
1761	1602418031	15,151		SINGLE FAMILY	1	1	938 N HOMAN
1762	1602418032	16,856		SINGLE FAMILY	1	1	934 N HOMAN
1763	1602418033	15,484		SINGLE FAMILY	1	1	932 N HOMAN
1764	1602418034	15,602	YES	MULTI-FAMILY	2	2	930 N HOMAN
1765	1602418035	17,953		SINGLE FAMILY	1	1	926 N HOMAN
1766	1602418036	20,581		MULTI-FAMILY	2	2	924 N HOMAN
1767	1602418037	18,275		SINGLE FAMILY	1	1	922 N HOMAN
1768	1602418038	15,293		MULTI-FAMILY	2	2	920 N HOMAN
1769	1602418039	15,329		MULTI-FAMILY	2	2	916 N HOMAN
1770	1602418040	18,511	YES	MULTI-FAMILY	2	2	914 N HOMAN
1771	1602418041	17,901		SINGLE FAMILY	1	1	910 N HOMAN
1772	1602418042	18,373		SINGLE FAMILY	1	1	908 N HOMAN
1773	1602418043	15,264		SINGLE FAMILY	1	1	906 N HOMAN
1774	1602418044	19,607		SINGLE FAMILY	1	1	904 N HOMAN
1775	1602418045	20,023		MULTI-FAMILY	3	3	900 N HOMAN
1776	1602418046	Exempt			0	0	
1777	1602419001	25,126			0	0	
1778	1602419002	15,364		MULTI-FAMILY	2	2	855 N CENTRAL PARK
1779	1602419003	15,300	YES	MULTI-FAMILY	2	2	853 N CENTRAL PARK
1780	1602419004	21,012		SINGLE FAMILY	1	1	849 N CENTRAL PARK
1781	1602419005	15,300		SINGLE FAMILY	1	1	847 N CENTRAL PARK
1782	1602419006	17,159		SINGLE FAMILY	1	1	845 N CENTRAL PARK
1783	1602419007	14,682		SINGLE FAMILY	1	1	841 N CENTRAL PARK
1784	1602419008	14,746	YES	SINGLE FAMILY	1	1	839 N CENTRAL PARK
1785	1602419009	14,746		SINGLE FAMILY	1	1	835 N CENTRAL PARK
1786	1602419010	15,166			0	0	
1787	1602419011	16,774		MULTI-FAMILY	2	2	831 N CENTRAL PARK
1788	1602419012	17,626		SINGLE FAMILY	1	1	827 N CENTRAL PARK
1789	1602419013	21,532	YES	MULTI-FAMILY	2	2	825 N CENTRAL PARK
1790	1602419014	17,486		SINGLE FAMILY	1	1	821 N CENTRAL PARK
1791	1602419015	18,019			0	0	
1792	1602419016	7,189	YES	SINGLE FAMILY	1	1	856 N DRAKE
1793	1602419017	14,651	YES		0	0	
1794	1602419018	23,496		SINGLE FAMILY	1	1	852 N DRAKE
1795	1602419019	7,031	YES	SINGLE FAMILY	1	1	850 N DRAKE
1796	1602419020	15,098			0	0	
1797	1602419021	15,182			0	0	
1798	1602419022	16,443		SINGLE FAMILY	1	1	842 N DRAKE
1799	1602419023	15,187		SINGLE FAMILY	1	1	840 N DRAKE
1800	1602419024	15,164		SINGLE FAMILY	1	1	838 N DRAKE
1801	1602419025	19,307		SINGLE FAMILY	1	1	834 N DRAKE
1802	1602419026	15,200		SINGLE FAMILY	1	1	832 N DRAKE
1803	1602419027	20,296		MULTI-FAMILY	2	2	830 N DRAKE
1804	1602419028	24,623		MULTI-FAMILY	2	2	826 N DRAKE
1805	1602419029	21,408		MULTI-FAMILY	2	2	822 N DRAKE
1806	1602419030	22,653		MULTI-FAMILY	2	2	818 N DRAKE
1807	1602419031	29,666			0	0	
1808	1602419032	19,520			0	0	
1809	1602419033	14,106			0	0	
1810	1602419034	21,446		MULTI-FAMILY	2	2	3552 W CHICAGO
1811	1602419035	22,542		MULTI-FAMILY	2	2	3550 W CHICAGO
1812	1602419036	7,876			0	0	
1813	1602419037	19,660		MULTI-FAMILY	2	2	3544 W CHICAGO
1814	1602419038	19,442		MULTI-FAMILY	2	0	3542 W CHICAGO
1815	1602419039	22,102		MULTI-FAMILY	2	2	3538 W CHICAGO
1816	1602419040	20,307		MULTI-FAMILY	2	2	3536 W CHICAGO
1817	1602419041	20,630		MULTI-FAMILY	2	2	3534 W CHICAGO
1818	1602420001	7,182			0	0	
1819	1602420002	14,539		SINGLE FAMILY	1	1	855 N DRAKE
1820	1602420003	14,384	YES	SINGLE FAMILY	1	1	853 N DRAKE
1821	1602420004	14,419		SINGLE FAMILY	1	1	851 N DRAKE
1822	1602420005	14,468		SINGLE FAMILY	1	1	847 N DRAKE
1823	1602420006	6,066			0	0	
1824	1602420007	15,251		SINGLE FAMILY	1	1	843 N DRAKE
1825	1602420008	14,293		SINGLE FAMILY	1	1	839 N DRAKE
1826	1602420009	15,264		SINGLE FAMILY	1	1	837 N DRAKE

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
1827	1602420010	14,531		SINGLE FAMILY	1	1	835 N DRAKE
1828	1602420011	14,582		MULTI-FAMILY	2	2	833 N DRAKE
1829	1602420012	16,983			0	0	
1830	1602420013	14,417		SINGLE FAMILY	1	1	827 N DRAKE
1831	1602420014	7,031			0	0	
1832	1602420015	7,031	YES		0	0	
1833	1602420016	13,881		SINGLE FAMILY	1	1	821 N DRAKE
1834	1602420017	15,787		MULTI-FAMILY	2	2	819 N DRAKE
1835	1602420018	14,931		SINGLE FAMILY	1	1	815 N DRAKE
1836	1602420019	26,666			0	0	
1837	1602420020	13,779	YES	SINGLE FAMILY	1	1	854 N ST LOUIS
1838	1602420021	15,524		SINGLE FAMILY	1	1	852 N ST LOUIS
1839	1602420022	15,522		SINGLE FAMILY	1	1	848 N ST LOUIS
1840	1602420023	13,888		MULTI-FAMILY	2	2	846 N ST LOUIS
1841	1602420024	14,519		SINGLE FAMILY	1	1	844 N ST LOUIS
1842	1602420025	16,361		SINGLE FAMILY	1	1	842 N ST LOUIS
1843	1602420026	14,526		SINGLE FAMILY	1	1	840 N ST LOUIS
1844	1602420027	14,455		SINGLE FAMILY	1	1	836 N ST LOUIS
1845	1602420028	14,595		MULTI-FAMILY	2	2	834 N ST LOUIS
1846	1602420029	14,219		SINGLE FAMILY	1	1	832 N ST LOUIS
1847	1602420030	7,031			0	0	
1848	1602420031	14,559		MULTI-FAMILY	3	3	826 N ST LOUIS
1849	1602420032	7,031	YES		0	0	
1850	1602420033	14,435		MULTI-FAMILY	2	2	822 N ST LOUIS
1851	1602420034	14,455		MULTI-FAMILY	3	3	820 N ST LOUIS
1852	1602420035	7,031			0	0	
1853	1602420036	17,243		MULTI-FAMILY	2	2	814 N ST LOUIS
1854	1602420038	7,031	YES		0	0	
1855	1602420039	7,031			0	0	
1856	1602420040	7,031			0	0	
1857	1602420041	32,359		MIXED USE	1	1	3514 W CHICAGO
1858	1602420042	7,031	YES		0	0	
1859	1602420043	17,933	YES		0	0	
1860	1602420044	27,603	YES	MIXED USE	1	1	3506 W CHICAGO
1861	1602420045	12,323	YES	MIXED USE	1	1	3504 W CHICAGO
1862	1602420046	Exempt			0	0	
1863	1602420047	18,311			0	0	
1864	1602421001	15,089			0	0	
1865	1602421002	15,920			0	0	
1866	1602421003	15,925		SINGLE FAMILY	1	1	853 N ST LOUIS
1867	1602421004	Exempt		SINGLE FAMILY	1	1	849 N ST LOUIS
1868	1602421005	15,104		SINGLE FAMILY	1	1	847 N ST LOUIS
1869	1602421006	14,626		SINGLE FAMILY	1	1	845 N ST LOUIS
1870	1602421007	14,915		SINGLE FAMILY	1	1	843 N ST LOUIS
1871	1602421008	17,750		SINGLE FAMILY	1	1	839 N ST LOUIS
1872	1602421009	14,998		SINGLE FAMILY	1	1	837 N ST LOUIS
1873	1602421010	16,883	YES	SINGLE FAMILY	1	1	835 N ST LOUIS
1874	1602421011	17,208		SINGLE FAMILY	1	1	833 N ST LOUIS
1875	1602421012	16,258		SINGLE FAMILY	1	1	831 N ST LOUIS
1876	1602421013	20,176		MULTI-FAMILY	2	2	827 N ST LOUIS
1877	1602421014	15,260		SINGLE FAMILY	1	1	825 N ST LOUIS
1878	1602421015	7,031	YES		0	0	
1879	1602421016	7,031	YES		0	0	
1880	1602421017	7,031	YES		0	0	
1881	1602421018	7,031	YES		0	0	
1882	1602421019	17,081		SINGLE FAMILY	1	1	856 N TRUMBULL
1883	1602421020	14,906		SINGLE FAMILY	1	1	854 N TRUMBULL
1884	1602421021	17,188	YES	SINGLE FAMILY	1	1	852 N TRUMBULL
1885	1602421022	14,526		SINGLE FAMILY	1	1	848 N TRUMBULL
1886	1602421023	14,526		SINGLE FAMILY	1	1	846 N TRUMBULL
1887	1602421024	19,251		SINGLE FAMILY	1	1	844 N TRUMBULL
1888	1602421025	15,578		SINGLE FAMILY	1	1	842 N TRUMBULL
1889	1602421026	15,920	YES	SINGLE FAMILY	1	1	838 N TRUMBULL
1890	1602421027	15,327		SINGLE FAMILY	1	1	836 N TRUMBULL
1891	1602421028	15,738		SINGLE FAMILY	1	1	834 N TRUMBULL
1892	1602421029	15,834	YES	SINGLE FAMILY	1	1	832 N TRUMBULL
1893	1602421030	15,660		SINGLE FAMILY	1	1	828 N TRUMBULL
1894	1602421031	14,559		MULTI-FAMILY	2	2	826 N TRUMBULL
1895	1602421032	16,703			0	0	
1896	1602421033	17,639		MULTI-FAMILY	2	2	822 N TRUMBULL
1897	1602421034	Exempt			0	0	
1898	1602421035	14,068			0	0	
1899	1602421036	15,100		SINGLE FAMILY	1	1	814 N TRUMBULL
1900	1602421037	57,733			0	0	
1901	1602421038	14,993			0	0	
1902	1602421039	17,199			0	0	
1903	1602421040	16,996		MULTI-FAMILY	2	2	3444 W CHICAGO
1904	1602421041	7,031			0	0	
1905	1602421042	7,031		SINGLE FAMILY	1	1	3438 W CHICAGO
1906	1602421043	7,031		SINGLE FAMILY	1	1	3436 W CHICAGO
1907	1602421044	18,110			0	0	
1908	1602422001	22,700		MULTI-FAMILY	2	2	857 N TRUMBULL
1909	1602422002	15,218		SINGLE FAMILY	1	1	855 N TRUMBULL

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
1910	1602422003	16,434		SINGLE FAMILY	1	1	853 N TRUMBULL
1911	1602422004	16,338		SINGLE FAMILY	1	1	851 N TRUMBULL
1912	1602422005	14,877		MULTI-FAMILY	2	2	847 N TRUMBULL
1913	1602422006	15,218		SINGLE FAMILY	1	1	845 N TRUMBULL
1914	1602422007	5,114			0	0	
1915	1602422008	18,164		SINGLE FAMILY	1	1	841 N TRUMBULL
1916	1602422009	16,207		SINGLE FAMILY	1	1	837 N TRUMBULL
1917	1602422010	25,697		SINGLE FAMILY	1	1	835 N TRUMBULL
1918	1602422011	15,207		SINGLE FAMILY	1	1	833 N TRUMBULL
1919	1602422012	17,792		SINGLE FAMILY	1	1	831 N TRUMBULL
1920	1602422013	14,809		MULTI-FAMILY	2	2	827 N TRUMBULL
1921	1602422014	14,495		MULTI-FAMILY	2	2	825 N TRUMBULL
1922	1602422015	15,093		MULTI-FAMILY	2	2	823 N TRUMBULL
1923	1602422016	20,256		MULTI-FAMILY	2	2	821 N TRUMBULL
1924	1602422017	18,780			0	0	
1925	1602422018	17,864		MULTI-FAMILY	3	3	815 N TRUMBULL
1926	1602422019	16,243		SINGLE FAMILY	1	1	856 N HOMAN
1927	1602422020	16,681		SINGLE FAMILY	1	1	854 N HOMAN
1928	1602422021	14,780	YES	SINGLE FAMILY	1	1	852 N HOMAN
1929	1602422022	18,677		SINGLE FAMILY	1	1	848 N HOMAN
1930	1602422023	18,006		MULTI-FAMILY	2	2	846 N HOMAN
1931	1602422024	16,794	YES	SINGLE FAMILY	1	1	842 N HOMAN
1932	1602422025	18,459		SINGLE FAMILY	1	1	838 N HOMAN
1933	1602422026	15,229		SINGLE FAMILY	1	1	836 N HOMAN
1934	1602422027	16,389		SINGLE FAMILY	1	1	834 N HOMAN
1935	1602422028	15,400		MULTI-FAMILY	2	2	830 N HOMAN
1936	1602422029	18,755		SINGLE FAMILY	1	1	828 N HOMAN
1937	1602422030	7,876	YES		0	0	
1938	1602422031	7,876			0	0	
1939	1602422032	15,229		SINGLE FAMILY	1	1	820 N HOMAN
1940	1602422033	15,229		SINGLE FAMILY	1	1	816 N HOMAN
1941	1602422034	18,744		SINGLE FAMILY	1	1	814 N HOMAN
1942	1602422035	18,119		SINGLE FAMILY	1	1	3424 W CHICAGO
1943	1602422036	7,224		MULTI-FAMILY	2	2	3422 W CHICAGO
1944	1602422037	20,254		MULTI-FAMILY	2	2	3418 W CHICAGO
1945	1602422038	24,881			0	0	
1946	1602422039	20,950			0	0	
1947	1602422040	20,254			0	0	
1948	1602422041	21,401			0	0	
1949	1602422042	20,254			0	0	
1950	1602422043	15,507			0	0	
1951	1602422044	33,510			0	0	
1952	1602423001	7,031	YES		0	0	
1953	1602423002	Exempt			0	0	
1954	1602423003	15,009		SINGLE FAMILY	1	1	955 N HOMAN
1955	1602423004	15,009		SINGLE FAMILY	1	1	951 N HOMAN
1956	1602423005	15,009		SINGLE FAMILY	1	1	949 N HOMAN
1957	1602423006	16,770		SINGLE FAMILY	1	1	947 N HOMAN
1958	1602423008	13,748			0	0	
1959	1602423009	6,751		SINGLE FAMILY	1	1	937 N HOMAN
1960	1602423010	7,031			0	0	
1961	1602423019	14,177			0	0	
1962	1602423020	2,101			0	0	
1963	1602423021	Exempt			0	0	
1964	1602424001	7,031	YES		0	0	
1965	1602424002	13,972		SINGLE FAMILY	1	1	923 N HOMAN
1966	1602424003	14,606		SINGLE FAMILY	1	1	921 N HOMAN
1967	1602424004	14,186		SINGLE FAMILY	1	1	919 N HOMAN
1968	1602424005	21,661		SINGLE FAMILY	1	1	915 N HOMAN
1969	1602424006	19,500	YES	SINGLE FAMILY	1	1	913 N HOMAN
1970	1602424007	14,035		SINGLE FAMILY	1	1	911 N HOMAN
1971	1602424008	14,282		SINGLE FAMILY	1	1	909 N HOMAN
1972	1602424009	14,224	YES	SINGLE FAMILY	1	1	907 N HOMAN
1973	1602424010	14,913		SINGLE FAMILY	1	1	903 N HOMAN
1974	1602424011	22,168		MULTI-FAMILY	2	2	901 N HOMAN
1975	1602424013	16,979		SINGLE FAMILY	1	1	3348 W IOWA
1976	1602424014	14,313		SINGLE FAMILY	1	1	3346 W IOWA
1977	1602424015	16,536		SINGLE FAMILY	1	1	3342 W IOWA
1978	1602424016	6,873			0	0	
1979	1602425001	5,510			0	0	
1980	1602425002	6,751			0	0	
1981	1602425003	15,222		SINGLE FAMILY	1	1	853 N HOMAN
1982	1602425004	15,831		SINGLE FAMILY	1	1	851 N HOMAN
1983	1602425005	6,751	YES		0	0	
1984	1602425006	15,113	YES		0	0	
1985	1602425007	6,751	YES		0	0	
1986	1602425008	15,549		SINGLE FAMILY	1	1	841 N HOMAN
1987	1602425009	14,179		SINGLE FAMILY	1	1	837 N HOMAN
1988	1602425010	18,473		SINGLE FAMILY	1	1	835 N HOMAN
1989	1602425011	17,735		SINGLE FAMILY	1	1	833 N HOMAN
1990	1602425012	13,832		SINGLE FAMILY	1	1	3349 W IOWA
1991	1602425013	14,998		SINGLE FAMILY	1	1	3347 W IOWA
1992	1602425014	14,980		SINGLE FAMILY	1	1	3343 W IOWA

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
1993	1602425015	14,317		SINGLE FAMILY	1	1	3341 W IOWA
1994	1602425016	15,736		SINGLE FAMILY	1	1	3348 W RICE
1995	1602425017	17,632		SINGLE FAMILY	1	1	3344 W RICE
1996	1602425018	15,140		SINGLE FAMILY	1	1	3340 W RICE
1997	1602426001	23,516		MULTI-FAMILY	3	3	823 N HOMAN
1998	1602426002	22,164		MULTI-FAMILY	2	2	819 N HOMAN
1999	1602426003	22,798		MULTI-FAMILY	2	2	815 N HOMAN
2000	1602426004	8,438			0	0	
2001	1602426005	Exempt			0	0	
2002	1602426006	21,263			0	0	
2003	1602426007	69,536			0	0	
2004	1602426008	27,002			0	0	
2005	1602426009	Exempt			0	0	
2006	1602426010	6,751	YES		0	0	
2007	1602426011	22,971			0	0	
2008	1602426012	50,478			0	0	
2009	1602426013	21,935			0	0	
2010	1602426014	19,760			0	0	
2011	1602427014	21,884		MULTI-FAMILY	2	2	864 N CHRISTIANA
2012	1602427015	14,573		SINGLE FAMILY	1	1	862 N CHRISTIANA
2013	1602427016	22,084		MULTI-FAMILY	2	2	860 N CHRISTIANA
2014	1602427017	4,387			0	0	
2015	1602427018	19,627		MULTI-FAMILY	2	2	854 N CHRISTIANA
2016	1602427019	19,747		MULTI-FAMILY	2	2	852 N CHRISTIANA
2017	1602427020	19,856		MULTI-FAMILY	2	2	850 N CHRISTIANA
2018	1602427021	6,032			0	0	
2019	1602427022	6,032			0	0	
2020	1602427023	9,050	YES		0	0	
2021	1602427024	Exempt			0	0	
2022	1602427025	28,212		MULTI-FAMILY	4	4	834 N CHRISTIANA
2023	1602427026	20,100		MULTI-FAMILY	3	3	832 N CHRISTIANA
2024	1602427027	6,032	YES	MULTI-FAMILY	2	2	830 N CHRISTIANA
2025	1602427028	19,760			0	0	
2026	1602427029	6,032			0	0	
2027	1602427030	5,881		SINGLE FAMILY	1	1	820 N CHRISTIANA
2028	1602427031	13,926			0	0	
2029	1602427032	9,050	YES		0	0	
2030	1602427035	1,259			0	0	
2031	1602427036	15,660			0	0	
2032	1602427037	1,205			0	0	
2033	1602429004	49			0	0	
2034	1602429005	114,708			0	0	
2035	1602429006	150,996			0	0	
2036	1602429007	63,830			0	0	
2037	1602429008	575,826			0	0	
2038	1602429009	594,253			0	0	
2039	1602429010	734,993			0	0	
2040	1602429011	617,566			0	0	
2041	1602431017	902,525			0	0	
2042	1602431018	163,214			0	0	
2043	1603227032	21,724			0	0	
2044	1603227033	7,338			0	0	
2045	1603227034	20,038			0	0	
2046	1603227035	25,548			0	0	
2047	1603227036	68,370			0	0	
2048	1603227038	18,282			0	0	
2049	1603227039	22,453			0	0	
2050	1603231035	28,203			0	0	
2051	1603231036	19,578			0	0	
2052	1603231037	6,751			0	0	
2053	1603231038	16,796			0	0	
2054	1603231039	23,367			0	0	
2055	1603231040	192,137			0	0	
2056	1603232028	42,191			0	0	
2057	1603232029	42,191			0	0	
2058	1603232030	131,691			0	0	
2059	1603232031	86,441			0	0	
2060	1603232032	33,172			0	0	
2061	1603232033	12,801			0	0	
2062	1603232034	18,691			0	0	
2063	1603232035	21,105			0	0	
2064	1603232036	13,385			0	0	
2065	1603232037	12,687			0	0	
2066	1603232038	29,828			0	0	
2067	1603232039	28,763			0	0	
2068	1603232044	109,501	YES		0	0	
2069	1603232045	Exempt			0	0	
2070	1603232046	99,606			0	0	
2071	1603233020	22,580			0	0	
2072	1603233021	Exempt			0	0	
2073	1603233022	Exempt			0	0	
2074	1603233023	106,530			0	0	
2075	1603233024	68,755			0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
2076	1603233025	216,551	YES		0	0	
2077	1603233026	34,402	YES		0	0	
2078	1603233027	32,239			0	0	
2079	1603233028	32,239			0	0	
2080	1603233029	5,670			0	0	
2081	1603233030	19,131			0	0	
2082	1603233031	5,083			0	0	
2083	1603233032	19,378			0	0	
2084	1603233033	17,663			0	0	
2085	1603233034	47,436			0	0	
2086	1603234021	57,322			0	0	
2087	1603234022	29,730			0	0	
2088	1603234023	60,779	YES		0	0	
2089	1603234024	6,911			0	0	
2090	1603234025	6,911			0	0	
2091	1603234026	35,320			0	0	
2092	1603234027	13,921			0	0	
2093	1603234028	13,270			0	0	
2094	1603234029	13,270			0	0	
2095	1603234030	13,677			0	0	
2096	1603234031	13,434			0	0	
2097	1603234032	109,334			0	0	
2098	1603234033	12,627			0	0	
2099	1603234034	12,627			0	0	
2100	1603234039	7,186	YES		0	0	
2101	1603234040	173,415			0	0	
2102	1603235021	36,332	YES		0	0	
2103	1603235022	7,186	YES		0	0	
2104	1603235023	22,128	YES		0	0	
2105	1603235024	110,070			0	0	
2106	1603235025	Exempt			0	0	
2107	1603235026	Exempt			0	0	
2108	1603235027	20,154			0	0	
2109	1603235028	32,276	YES		0	0	
2110	1603235029	12,176	YES		0	0	
2111	1603235030	215,722	YES		0	0	
2112	1603235036	115,811			0	0	
2113	1603235041	101,790	YES		0	0	
2114	1603235042	142,019	YES		0	0	
2115							
2116							
2117							
2118							
2119							
2120							
2121							
2122							
2123							
2124							
2125							
2126							
2127							
2128							
2129							
2130							
2131							
2132							
2133							
2134							
2135							
2136							
2137							
2138							
2139							
2140							
2141							
2142							
2143							
2144							
2145							
2146							
2147							
2148							
2149							
2150	1603407021	23,002			0	0	
2151	1603407023	18,949			0	0	
2152	1603407024	19,549			0	0	
2153	1603407025	18,395			0	0	
2154	1603407026	27,022			0	0	
2155	1603407027	18,395			0	0	
2156	1603407028	19,891			0	0	
2157	1603407029	24,114			0	0	
2158	1603407030	19,062	YES		0	0	

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
2159	1603407031	19,062			0	0	
2160	1603407032	19,100	YES		0	0	
2161	1603407033	19,062			0	0	
2162	1603407034	20,049			0	0	
2163	1603407035	23,698			0	0	
2164	1603407036	19,062			0	0	
2165	1603407037	24,198	YES		0	0	
2166	1603407038	24,083			0	0	
2167	1603407039	50,049	YES		0	0	
2168	1603407040	Exempt			0	0	
2169	1603407041	554			0	0	
2170	1603407042	22,935			0	0	
2171	1603415021	23,912			0	0	
2172	1603415022	20,136			0	0	
2173	1603415023	29,092			0	0	
2174	1603415024	20,650			0	0	
2175	1603415025	20,136			0	0	
2176	1603415026	20,136			0	0	
2177	1603415027	25,210			0	0	
2178	1603415028	22,987			0	0	
2179	1603415029	29,092	YES		0	0	
2180	1603415030	21,957			0	0	
2181	1603415031	22,413			0	0	
2182	1603415032	19,874		MULTI-FAMILY	2	2	1024 N PULASKI
2183	1603415033	30,326		MULTI-FAMILY	2	2	1022 N PULASKI
2184	1603415034	23,609		SINGLE FAMILY	1	1	1018 N PULASKI
2185	1603415035	19,854		SINGLE FAMILY	1	1	1016 N PULASKI
2186	1603415036	19,874			0	0	
2187	1603415037	29,824		SINGLE FAMILY	1	1	1010 N PULASKI
2188	1603415038	27,836		SINGLE FAMILY	1	1	1006 N PULASKI
2189	1603415039	28,283		SINGLE FAMILY	1	1	1004 N PULASKI
2190	1603415040	8,709			0	0	
2191	1603423021	21,099		SINGLE FAMILY	1	1	958 N PULASKI
2192	1603423022	23,627		SINGLE FAMILY	1	1	954 N PULASKI
2193	1603423023	19,169		SINGLE FAMILY	1	1	952 N PULASKI
2194	1603423024	21,757		SINGLE FAMILY	1	1	948 N PULASKI
2195	1603423025	19,169		SINGLE FAMILY	1	1	946 N PULASKI
2196	1603423026	19,169		SINGLE FAMILY	1	1	942 N PULASKI
2197	1603423027	21,901		SINGLE FAMILY	1	1	940 N PULASKI
2198	1603423028	26,669		SINGLE FAMILY	1	1	936 N PULASKI
2199	1603423029	23,665		SINGLE FAMILY	1	1	934 N PULASKI
2200	1603423030	20,941		SINGLE FAMILY	1	1	930 N PULASKI
2201	1603423031	24,512		SINGLE FAMILY	1	1	928 N PULASKI
2202	1603423032	19,874		SINGLE FAMILY	1	1	924 N PULASKI
2203	1603423033	23,614		SINGLE FAMILY	1	1	922 N PULASKI
2204	1603423034	29,488		SINGLE FAMILY	1	1	918 N PULASKI
2205	1603423035	28,650		SINGLE FAMILY	1	1	916 N PULASKI
2206	1603423036	19,874		SINGLE FAMILY	1	1	912 N PULASKI
2207	1603423037	19,502		SINGLE FAMILY	1	1	910 N PULASKI
2208	1603423038	29,755		SINGLE FAMILY	1	1	906 N PULASKI
2209	1603423039	36,143			0	0	
2210	1603423040	20,492			0	0	
2211	1603431022	85,236			0	0	
2212	1603431023	40,234			0	0	
2213	1603431024	81,342			0	0	
2214	1603431025	103,524			0	0	
2215	1603431026	88,273			0	0	
2216	1603431027	28,352			0	0	
2217	1603431028	25,893			0	0	
2218	1603431029	25,893			0	0	
2219	1603431030	31,305			0	0	
2220	1603431031	8,280			0	0	
2221	1611100016	9,837			0	0	
2222	1611100017	4,289	YES		0	0	
2223	1611100018	4,289			0	0	
2224	1611100019	4,289	YES		0	0	
2225	1611100020	4,289			0	0	
2226	1611100024	4,892			0	0	
2227	1611100025	4,892	YES		0	0	
2228	1611100026	4,892	YES		0	0	
2229	1611100027	19,080			0	0	
2230	1611100028	4,892			0	0	
2231	1611100029	23,674			0	0	
2232	1611100030	19,871			0	0	
2233	1611100031	3,415			0	0	
2234	1611100032	4,696	YES		0	0	
2235	1611100033	10,293			0	0	
2236	1611100034	Exempt			0	0	
2237	1611100035	4,696	YES		0	0	
2238	1611100036	4,696	YES	MULTI-FAMILY	2	0	712 N HARDING
2239	1611100037	4,696	YES		0	0	
2240	1611100038	4,696		MULTI-FAMILY	3	3	708 N HARDING
2241	1611100039	22,918		MULTI-FAMILY	3	3	704 N HARDING

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
2242	1611100040	4,696	YES		0	0	
2243	1611100041	4,696	YES		0	0	
2244	1611101001	18,162			0	0	
2245	1611101002	99,771			0	0	
2246	1611101003	99,771	YES		0	0	
2247	1611101004	Exempt			0	0	
2248	1611101005	Exempt			0	0	
2249	1611101006	5,870	YES		0	0	
2250	1611101007	15,736			0	0	
2251	1611101008	5,870	YES		0	0	
2252	1611101009	5,870	YES		0	0	
2253	1611101010	5,992	YES		0	0	
2254	1611101011	Exempt			0	0	
2255	1611101012	9,254	YES		0	0	
2256	1611101013	19,885		MULTI-FAMILY	2	2	741 N HARDING
2257	1611101014	22,791		MULTI-FAMILY	2	2	739 N HARDING
2258	1611101015	19,949		MULTI-FAMILY	2	2	735 N HARDING
2259	1611101016	22,758		MULTI-FAMILY	2	2	733 N HARDING
2260	1611101017	19,800			0	0	
2261	1611101018	11,842			0	0	
2262	1611101019	18,417			0	0	
2263	1611101020	19,918			0	0	
2264	1611101024	20,156			0	0	
2265	1611101025	23,095			0	0	
2266	1611101026	23,116			0	0	
2267	1611101027	6,115	YES		0	0	
2268	1611101028	11,282			0	0	
2269	1611101029	20,690			0	0	
2270	1611101030	12,114			0	0	
2271	1611101031	12,712			0	0	
2272	1611101032	4,447			0	0	
2273	1611101033	14,671			0	0	
2274	1611101034	23,520			0	0	
2275	1611101035	20,407			0	0	
2276	1611101036	20,650			0	0	
2277	1611101037	22,168			0	0	
2278	1611101038	6,115	YES		0	0	
2279	1611101041	6,115	YES		0	0	
2280	1611101042	Exempt			0	0	
2281	1611101043	9,817			0	0	
2282	1611101044	8,131			0	0	
2283	1611101045	6,115			0	0	
2284	1611101048	23,142			0	0	
2285	1611101050	3,057			0	0	
2286	1611101051	20,289			0	0	
2287	1611101052	Exempt			0	0	
2288	1611102001	17,730	YES		0	0	
2289	1611102002	19,167			0	0	
2290	1611102003	47,538			0	0	
2291	1611102004	91,481	YES		0	0	
2292	1611102005	11,780	YES		0	0	
2293	1611102006	11,493	YES		0	0	
2294	1611102007	11,231	YES		0	0	
2295	1611102008	11,231	YES		0	0	
2296	1611102009	20,412			0	0	
2297	1611102010	22,093			0	0	
2298	1611102011	10,006			0	0	
2299	1611102012	9,314			0	0	
2300	1611102015	19,760			0	0	
2301	1611102016	9,063			0	0	
2302	1611102017	4,787			0	0	
2303	1611102018	11,733			0	0	
2304	1611102019	9,808			0	0	
2305	1611102020	9,808			0	0	
2306	1611102021	10,235			0	0	
2307	1611102022	5,870	YES		0	0	
2308	1611102023	5,870			0	0	
2309	1611102024	5,870	YES		0	0	
2310	1611102027	20,116		MULTI-FAMILY	2	2	718 N AVERS
2311	1611102028	11,756		SINGLE FAMILY	1	1	716 N AVERS
2312	1611102029	5,854		MULTI-FAMILY	2	2	714 N AVERS
2313	1611102030	20,389			0	0	
2314	1611102031	5,950			0	0	
2315	1611102032	5,770	YES		0	0	
2316	1611102033	5,770	YES		0	0	
2317	1611102034	5,921	YES		0	0	
2318	1611102035	9,383			0	0	
2319	1611102036	5,216	YES		0	0	
2320	1611102037	19,851			0	0	
2321	1611102038	20,492			0	0	
2322	1611102039	20,321			0	0	
2323	1611102040	11,424			0	0	
2324	1611102041	19,638		MULTI-FAMILY	2	2	726 N AVERS

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
2325	1611102042	12,149			0	0	
2326	1611103001	20,345		MIXED USE	2	2	3825 W CHICAGO
2327	1611103002	53,944	YES		0	0	
2328	1611103003	29,172			0	0	
2329	1611103004	42,922			0	0	
2330	1611103005	33,375			0	0	
2331	1611103006	55,623			0	0	
2332	1611103007	19,409		MIXED USE	1	1	3807 W CHICAGO
2333	1611103010	17,272		SINGLE FAMILY	1	1	3801 W CHICAGO
2334	1611103011	16,739			0	0	
2335	1611103012	7,971			0	0	
2336	1611103013	18,030	YES		0	0	
2337	1611103014	9,323		SINGLE FAMILY	1	1	735 N AVERS
2338	1611103015	3,695		MULTI-FAMILY	2	0	733 N AVERS
2339	1611103016	20,756		MULTI-FAMILY	2	2	731 N AVERS
2340	1611103017	4,033		SINGLE FAMILY	1	1	729 N AVERS
2341	1611103018	20,092		MULTI-FAMILY	2	2	727 N AVERS
2342	1611103019	109,514	YES	MULTI-FAMILY	6	6	721 N AVERS
2343	1611103020	4,807			0	0	
2344	1611103021	20,879			0	0	
2345	1611103022	4,807			0	0	
2346	1611103023	4,807	YES		0	0	
2347	1611103024	19,740			0	0	
2348	1611103025	66,303			0	0	
2349	1611103026	22,502			0	0	
2350	1611103027	18,017			0	0	
2351	1611103028	4,807			0	0	
2352	1611103029	11,820			0	0	
2353	1611103030	9,723			0	0	
2354	1611103031	4,807			0	0	
2355	1611103032	6,019			0	0	
2356	1611103033	28,470			0	0	
2357	1611103034	20,278			0	0	
2358	1611103035	20,930			0	0	
2359	1611103036	10,010			0	0	
2360	1611103037	12,320			0	0	
2361	1611103038	18,906			0	0	
2362	1611103039	19,869	YES		0	0	
2363	1611103040	16,827			0	0	
2364	1611103041	30,878			0	0	
2365	1611103042	32,768			0	0	
2366	1611104005	32,419			0	0	
2367	1611104006	21,968			0	0	
2368	1611104007	20,788			0	0	
2369	1611104008	20,229		MULTI-FAMILY	3	3	737 N HAMLIN
2370	1611104009	20,788	YES	MULTI-FAMILY	3	3	735 N HAMLIN
2371	1611104010	20,994		MULTI-FAMILY	3	3	729 N HAMLIN
2372	1611104011	22,504		MULTI-FAMILY	3	3	727 N HAMLIN
2373	1611104012	21,824		MULTI-FAMILY	3	3	725 N HAMLIN
2374	1611104013	20,109		SINGLE FAMILY	1	1	721 N HAMLIN
2375	1611104014	20,596			0	0	
2376	1611104015	20,192		MULTI-FAMILY	2	2	715 N HAMLIN
2377	1611104016	9,964	YES		0	0	
2378	1611104017	25,717			0	0	
2379	1611104018	21,864			0	0	
2380	1611104019	20,436			0	0	
2381	1611104020	21,148			0	0	
2382	1611104021	29,964			0	0	
2383	1611104022	20,334			0	0	
2384	1611104023	19,702			0	0	
2385	1611104024	22,017			0	0	
2386	1611104025	126,933			0	0	
2387	1611104026	12,223		SINGLE FAMILY	1	1	3750 W HURON
2388	1611104027	23,253		MULTI-FAMILY	2	2	3748 W HURON
2389	1611104028	6,655	YES		0	0	
2390	1611104029	6,655	YES		0	0	
2391	1611104030	104,131			0	0	
2392	1611104031	61,782			0	0	
2393	1611104032	64,570			0	0	
2394	1611104033	28,052			0	0	
2395	1611105001	17,508			0	0	
2396	1611105002	178			0	0	
2397	1611105003	54,442			0	0	
2398	1611105004	121,999	YES		0	0	
2399	1611105005	17,686			0	0	
2400	1611105006	16,674			0	0	
2401	1611105007	19,333			0	0	
2402	1611105009	24,572		MULTI-FAMILY	2	2	743 N RIDGEWAY
2403	1611105010	24,567		MULTI-FAMILY	2	2	739 N RIDGEWAY
2404	1611105011	21,299		MULTI-FAMILY	2	2	735 N RIDGEWAY
2405	1611105012	19,876		MULTI-FAMILY	3	3	733 N RIDGEWAY
2406	1611105013	20,229		MULTI-FAMILY	2	2	731 N RIDGEWAY
2407	1611105014	19,556	YES	MULTI-FAMILY	2	2	727 N RIDGEWAY

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
2408	1611105015	24,014		MULTI-FAMILY	3	3	725 N RIDGEWAY
2409	1611105016	22,117		SINGLE FAMILY	1	1	719 N RIDGEWAY
2410	1611105017	20,247		MULTI-FAMILY	2	2	717 N RIDGEWAY
2411	1611105018	21,828		MULTI-FAMILY	2	2	715 N RIDGEWAY
2412	1611105019	9,970		SINGLE FAMILY	1	1	711 N RIDGEWAY
2413	1611105020	10,484		SINGLE FAMILY	1	1	709 N RIDGEWAY
2414	1611105021	10,366		SINGLE FAMILY	1	1	705 N RIDGEWAY
2415	1611105022	11,738		SINGLE FAMILY	1	1	703 N RIDGEWAY
2416	1611105023	10,324		SINGLE FAMILY	1	1	701 N RIDGEWAY
2417	1611105024	22,151		MULTI-FAMILY	2	2	742 N LAWNSDALE
2418	1611105025	23,158		MULTI-FAMILY	2	2	740 N LAWNSDALE
2419	1611105026	20,278		MULTI-FAMILY	3	3	736 N LAWNSDALE
2420	1611105027	20,278		MULTI-FAMILY	2	2	732 N LAWNSDALE
2421	1611105028	19,602		MULTI-FAMILY	2	2	728 N LAWNSDALE
2422	1611105029	19,647			0	0	
2423	1611105030	23,173		MULTI-FAMILY	2	2	724 N LAWNSDALE
2424	1611105031	20,281	YES		0	0	
2425	1611105032	23,940		MULTI-FAMILY	3	3	718 N LAWNSDALE
2426	1611105033	20,478		MULTI-FAMILY	2	2	714 N LAWNSDALE
2427	1611105034	11,811		SINGLE FAMILY	1	1	3712 W HURON
2428	1611105035	10,072		SINGLE FAMILY	1	1	3710 W HURON
2429	1611105036	10,368	YES	SINGLE FAMILY	1	1	3706 W HURON
2430	1611105037	10,368		SINGLE FAMILY	1	1	3704 W HURON
2431	1611105038	Exempt		SINGLE FAMILY	1	1	3700 W HURON
2432	1611105039	23,738			0	0	
2433	1611105040	17,821			0	0	
2434	1611106001	947,556			0	0	
2435	1611106002	938,533			0	0	
2436	1611106003	28,432			0	0	
2437	1611106004	5,674	YES		0	0	
2438	1611106005	10,957	YES		0	0	
2439	1611106006	10,957			0	0	
2440	1611106007	10,957	YES		0	0	
2441	1611106008	10,957			0	0	
2442	1611106009	10,957	YES		0	0	
2443	1611106010	Exempt			0	0	
2444	1611106011	Exempt			0	0	
2445	1611106013	Exempt			0	0	
2446	1611106014	Exempt			0	0	
2447	1611106015	Exempt			0	0	
2448	1611106016	30,235		MULTI-FAMILY	6	6	718 N MONTICELLO
2449	1611106017	Exempt			0	0	
2450	1611106018	10,957	YES		0	0	
2451	1611106019	9,881			0	0	
2452	1611106020	1,886,357			0	0	
2453	1611106021	Exempt			0	0	
2454	1611107001	109,968			0	0	
2455	1611107002	19,135		MULTI-FAMILY	3	3	749 N MONTICELLO
2456	1611107003	10,117		SINGLE FAMILY	1	1	747 N MONTICELLO
2457	1611107004	5,056	YES		0	0	
2458	1611107005	5,056	YES		0	0	
2459	1611107006	10,108		SINGLE FAMILY	1	1	739 N MONTICELLO
2460	1611107007	2,526			0	0	
2461	1611107008	19,582		SINGLE FAMILY	1	1	735 N MONTICELLO
2462	1611107009	20,232		MULTI-FAMILY	3	3	731 N MONTICELLO
2463	1611107010	21,074		SINGLE FAMILY	1	1	729 N MONTICELLO
2464	1611107011	20,621		MULTI-FAMILY	2	2	727 N MONTICELLO
2465	1611107012	21,077		SINGLE FAMILY	1	1	723 N MONTICELLO
2466	1611107013	21,755		MULTI-FAMILY	3	3	719 N MONTICELLO
2467	1611107014	22,368		MULTI-FAMILY	2	2	717 N MONTICELLO
2468	1611107015	20,329		SINGLE FAMILY	1	1	715 N MONTICELLO
2469	1611107016	21,519		SINGLE FAMILY	1	1	709 N MONTICELLO
2470	1611107017	19,871		MULTI-FAMILY	2	2	707 N MONTICELLO
2471	1611107018	20,890		SINGLE FAMILY	1	1	701 N MONTICELLO
2472	1611107022	20,078		SINGLE FAMILY	1	1	738 N CENTRAL PARK
2473	1611107023	20,078		MULTI-FAMILY	2	2	736 N CENTRAL PARK
2474	1611107024	20,152		MULTI-FAMILY	2	2	734 N CENTRAL PARK
2475	1611107025	20,790		MULTI-FAMILY	2	2	730 N CENTRAL PARK
2476	1611107026	19,863		MULTI-FAMILY	3	3	728 N CENTRAL PARK
2477	1611107027	21,846		MULTI-FAMILY	2	2	724 N CENTRAL PARK
2478	1611107028	18,929	YES	MULTI-FAMILY	2	2	722 N CENTRAL PARK
2479	1611107029	6,330	YES	SINGLE FAMILY	1	1	720 N CENTRAL PARK
2480	1611107030	20,276		MULTI-FAMILY	2	2	716 N CENTRAL PARK
2481	1611107031	23,240		MULTI-FAMILY	2	2	712 N CENTRAL PARK
2482	1611107032	20,105		MULTI-FAMILY	2	2	710 N CENTRAL PARK
2483	1611107033	21,621		MULTI-FAMILY	2	2	706 N CENTRAL PARK
2484	1611107034	21,677		MULTI-FAMILY	2	2	704 N CENTRAL PARK
2485	1611107035	25,561			0	0	
2486	1611107036	Exempt			0	0	
2487	1611109001	19,849	YES		0	0	
2488	1611109002	6,742	YES		0	0	
2489	1611109003	2,642	YES		0	0	
2490	1611109004	2,642			0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
2491	1611109005	Exempt			0	0	
2492	1611109006	Exempt			0	0	
2493	1611109007	Exempt			0	0	
2494	1611109008	Exempt			0	0	
2495	1611109009	Exempt			0	0	
2496	1611109010	Exempt			0	0	
2497	1611109011	6,564			0	0	
2498	1611109012	9,501			0	0	
2499	1611109013	8,976			0	0	
2500	1611109014	6,742			0	0	
2501	1611109015	Exempt			0	0	
2502	1611109016	7,455			0	0	
2503	1611109017	17,390			0	0	
2504	1611109018	6,815			0	0	
2505	1611109019	7,905			0	0	
2506	1611109020	6,306			0	0	
2507	1611109021	6,928			0	0	
2508	1611109022	6,357			0	0	
2509	1611109023	6,928			0	0	
2510	1611109024	6,357			0	0	
2511	1611109025	Exempt			0	0	
2512	1611109026	2,728			0	0	
2513	1611109027	2,724			0	0	
2514	1611109028	6,357			0	0	
2515	1611109029	2,864			0	0	
2516	1611110001	8,040			0	0	
2517	1611110002	2,426			0	0	
2518	1611110003	5,192			0	0	
2519	1611110004	5,056			0	0	
2520	1611110005	2,426			0	0	
2521	1611110006	2,426			0	0	
2522	1611110007	2,426			0	0	
2523	1611110008	2,426			0	0	
2524	1611110009	2,426			0	0	
2525	1611110010	2,426			0	0	
2526	1611110011	2,426			0	0	
2527	1611110012	Exempt			0	0	
2528	1611110013	2,426			0	0	
2529	1611110014	2,426			0	0	
2530	1611110015	2,426			0	0	
2531	1611110016	Exempt			0	0	
2532	1611110017	2,924			0	0	
2533	1611110018	2,197			0	0	
2534	1611110019	2,197			0	0	
2535	1611110020	2,197			0	0	
2536	1611110021	2,197			0	0	
2537	1611110022	2,197			0	0	
2538	1611110023	5,585			0	0	
2539	1611110024	2,197			0	0	
2540	1611110025	5,585			0	0	
2541	1611110026	5,581			0	0	
2542	1611110027	2,197			0	0	
2543	1611110028	Exempt			0	0	
2544	1611110029	2,197			0	0	
2545	1611110030	2,197	YES		0	0	
2546	1611110031	5,585			0	0	
2547	1611110032	7,873			0	0	
2548	1611110001	26,635			0	0	
2549	1611110022	4,892	YES		0	0	
2550	1611111023	9,668			0	0	
2551	1611111024	4,892	YES		0	0	
2552	1611111025	12,914		SINGLE FAMILY	1	1	650 N SPRINGFIELD
2553	1611111026	18,279	YES	MULTI-FAMILY	2	2	646 N SPRINGFIELD
2554	1611111029	10,206		SINGLE FAMILY	1	1	638 N SPRINGFIELD
2555	1611111030	22,858		MULTI-FAMILY	2	2	636 N SPRINGFIELD
2556	1611111031	21,372		MULTI-FAMILY	2	2	634 N SPRINGFIELD
2557	1611111032	20,281	YES	MULTI-FAMILY	2	2	630 N SPRINGFIELD
2558	1611111033	10,341		SINGLE FAMILY	1	1	626 N SPRINGFIELD
2559	1611111034	14,088	YES		0	0	
2560	1611111035	11,787		SINGLE FAMILY	1	1	616 N SPRINGFIELD
2561	1611111036	20,049		MULTI-FAMILY	2	2	614 N SPRINGFIELD
2562	1611111037	10,248		SINGLE FAMILY	1	1	612 N SPRINGFIELD
2563	1611111038	9,801	YES	MULTI-FAMILY	2	2	610 N SPRINGFIELD
2564	1611111039	4,696	YES		0	0	
2565	1611111040	9,830		MULTI-FAMILY	2	2	604 N SPRINGFIELD
2566	1611111041	4,696	YES		0	0	
2567	1611111042	Exempt			0	0	
2568	1611111047	20,956			0	0	
2569	1611112001	4,494	YES		0	0	
2570	1611112002	21,630			0	0	
2571	1611112003	4,314	YES		0	0	
2572	1611112004	4,314	YES		0	0	
2573	1611112005	22,466			0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
2574	1611112006	22,466			0	0	
2575	1611112007	4,314	YES		0	0	
2576	1611112008	14,053			0	0	
2577	1611112009	11,064			0	0	
2578	1611112010	22,144			0	0	
2579	1611112011	4,494	YES		0	0	
2580	1611112012	4,678	YES		0	0	
2581	1611112013	4,705	YES		0	0	
2582	1611112014	4,705			0	0	
2583	1611112015	25,150	YES		0	0	
2584	1611112016	4,705			0	0	
2585	1611112017	4,705			0	0	
2586	1611112021	4,705	YES		0	0	
2587	1611112022	21,757			0	0	
2588	1611112023	12,816			0	0	
2589	1611112024	4,678			0	0	
2590	1611112025	19,854		MULTI-FAMILY	3	3	644 N AVERS
2591	1611112026	23,889	YES	MULTI-FAMILY	3	3	642 N AVERS
2592	1611112027	95,846			0	0	
2593	1611112028	21,312		MULTI-FAMILY	2	2	634 N AVERS
2594	1611112029	19,669		MULTI-FAMILY	2	2	632 N AVERS
2595	1611112030	19,867		SINGLE FAMILY	1	1	630 N AVERS
2596	1611112031	4,705	YES		0	0	
2597	1611112032	4,705	YES		0	0	
2598	1611112033	19,867		MULTI-FAMILY	2	2	622 N AVERS
2599	1611112034	4,705	YES		0	0	
2600	1611112035	4,705	YES		0	0	
2601	1611112036	19,020	YES		0	0	
2602	1611112037	20,885			0	0	
2603	1611112042	3,864	YES		0	0	
2604	1611112043	3,776	YES		0	0	
2605	1611112044	3,776	YES		0	0	
2606	1611112045	3,776	YES		0	0	
2607	1611112046	Exempt			0	0	
2608	1611112047	3,776	YES		0	0	
2609	1611112048	3,776	YES		0	0	
2610	1611112049	Exempt			0	0	
2611	1611112052	24,149			0	0	
2612	1611112053	11,624			0	0	
2613	1611112056	Exempt		SINGLE FAMILY	1	1	627 N SPRINGFIELD
2614	1611112057	Exempt		SINGLE FAMILY	1	1	625 N SPRINGFIELD
2615	1611112058	4,705	YES		0	0	
2616	1611113001	11,064			0	0	
2617	1611113002	Exempt			0	0	
2618	1611113003	19,627			0	0	
2619	1611113004	21,595			0	0	
2620	1611113005	23,703			0	0	
2621	1611113012	19,680			0	0	
2622	1611113013	4,614			0	0	
2623	1611113014	19,213			0	0	
2624	1611113015	21,099			0	0	
2625	1611113016	19,218			0	0	
2626	1611113017	22,520			0	0	
2627	1611113018	4,614	YES		0	0	
2628	1611113019	4,614	YES		0	0	
2629	1611113020	4,614	YES		0	0	
2630	1611113021	4,614	YES		0	0	
2631	1611113022	4,614	YES		0	0	
2632	1611113023	Exempt			0	0	
2633	1611113024	Exempt			0	0	
2634	1611113025	19,758	YES		0	0	
2635	1611113026	8,725		SINGLE FAMILY	1	1	644 N HAMLIN
2636	1611113027	4,614			0	0	
2637	1611113028	5,770			0	0	
2638	1611113031	3,355			0	0	
2639	1611113032	4,614			0	0	
2640	1611113033	23,144			0	0	
2641	1611113035	10,568			0	0	
2642	1611113036	4,614	YES		0	0	
2643	1611113037	25,984	YES		0	0	
2644	1611113038	9,559	YES		0	0	
2645	1611113039	24,296			0	0	
2646	1611113040	24,307	YES		0	0	
2647	1611113041	24,296			0	0	
2648	1611113042	4,269	YES		0	0	
2649	1611113043	22,800			0	0	
2650	1611113044	22,798			0	0	
2651	1611113045	5,637	YES		0	0	
2652	1611113046	21,908			0	0	
2653	1611113048	19,831			0	0	
2654	1611113049	382			0	0	
2655	1611113050	20,558			0	0	
2656	1611113051	21,679		MULTI-FAMILY	2	2	622 N HAMLIN

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
2657	1611113052	19,905		MULTI-FAMILY	2	2	620 N HAMLIN
2658	1611113053	90,032			0	0	
2659	1611114001	Exempt			0	0	
2660	1611114002	9,608			0	0	
2661	1611114003	22,253			0	0	
2662	1611114004	10,459			0	0	
2663	1611114005	21,526			0	0	
2664	1611114006	19,909			0	0	
2665	1611114007	4,807	YES		0	0	
2666	1611114008	4,807	YES		0	0	
2667	1611114009	15,289			0	0	
2668	1611114010	19,336			0	0	
2669	1611114011	9,232	YES		0	0	
2670	1611114012	9,232	YES		0	0	
2671	1611114013	4,614	YES		0	0	
2672	1611114016	12,556		SINGLE FAMILY	1	1	611 N HAMLIN
2673	1611114017	10,035		SINGLE FAMILY	1	1	609 N HAMLIN
2674	1611114018	9,848		MULTI-FAMILY	2	2	607 N HAMLIN
2675	1611114019	16,932			0	0	
2676	1611114020	16,932			0	0	
2677	1611114021	25,332			0	0	
2678	1611114022	4,807			0	0	
2679	1611114023	4,807	YES		0	0	
2680	1611114024	4,807	YES		0	0	
2681	1611114025	Exempt			0	0	
2682	1611114026	Exempt			0	0	
2683	1611114027	4,807	YES		0	0	
2684	1611114028	21,855		MULTI-FAMILY	3	3	638 N RIDGEWAY
2685	1611114029	10,384		SINGLE FAMILY	1	1	636 N RIDGEWAY
2686	1611114030	21,519		MULTI-FAMILY	3	3	634 N RIDGEWAY
2687	1611114031	Exempt			0	0	
2688	1611114032	4,807	YES		0	0	
2689	1611114033	19,754		MULTI-FAMILY	2	2	626 N RIDGEWAY
2690	1611114034	3,635			0	0	
2691	1611114035	12,836		MULTI-FAMILY	2	2	618 N RIDGEWAY
2692	1611114036	11,482		SINGLE FAMILY	1	1	616 N RIDGEWAY
2693	1611114037	27,783		MULTI-FAMILY	3	3	612 N RIDGEWAY
2694	1611114038	20,107		MULTI-FAMILY	2	2	610 N RIDGEWAY
2695	1611114039	23,015		MULTI-FAMILY	2	2	606 N RIDGEWAY
2696	1611114040	21,953		MULTI-FAMILY	2	2	602 N RIDGEWAY
2697	1611114041	21,959		MULTI-FAMILY	2	2	600 N RIDGEWAY
2698	1611114042	20,859			0	0	
2699	1611115001	Exempt			0	0	
2700	1611115002	10,030		SINGLE FAMILY	1	0	637 N RIDGEWAY
2701	1611115003	10,406	YES	SINGLE FAMILY	1	1	635 N RIDGEWAY
2702	1611115004	Exempt			0	0	
2703	1611115005	4,892	YES		0	0	
2704	1611115006	21,312		MULTI-FAMILY	3	3	627 N RIDGEWAY
2705	1611115007	22,477	YES	MULTI-FAMILY	3	0	625 N RIDGEWAY
2706	1611115008	22,938		MULTI-FAMILY	3	3	621 N RIDGEWAY
2707	1611115009	22,938		MULTI-FAMILY	2	2	619 N RIDGEWAY
2708	1611115010	21,839		MULTI-FAMILY	2	2	615 N RIDGEWAY
2709	1611115014	22,386		MULTI-FAMILY	2	2	605 N RIDGEWAY
2710	1611115015	10,450		SINGLE FAMILY	1	1	603 N RIDGEWAY
2711	1611115016	13,741		SINGLE FAMILY	1	1	601 N RIDGEWAY
2712	1611115017	Exempt			0	0	
2713	1611115018	12,125			0	0	
2714	1611115019	11,055		MULTI-FAMILY	2	2	607 N RIDGEWAY
2715	1611116001	84,091			0	0	
2716	1611116002	19,907			0	0	
2717	1611116003	4,100			0	0	
2718	1611116004	4,892	YES		0	0	
2719	1611116005	4,892	YES		0	0	
2720	1611116006	4,892	YES		0	0	
2721	1611116007	Exempt			0	0	
2722	1611116008	19,765			0	0	
2723	1611116009	20,227			0	0	
2724	1611116010	23,554			0	0	
2725	1611116011	22,050			0	0	
2726	1611116012	14,135			0	0	
2727	1611116013	4,803			0	0	
2728	1611116015	5,870	YES		0	0	
2729	1611116016	4,696			0	0	
2730	1611116017	10,239			0	0	
2731	1611116018	Exempt			0	0	
2732	1611116019	17,657			0	0	
2733	1611116020	3,398	YES		0	0	
2734	1611116021	3,389			0	0	
2735	1611116022	3,398	YES		0	0	
2736	1611116023	3,398	YES		0	0	
2737	1611116024	4,207		MULTI-FAMILY	2	2	656 N MONTICELLO
2738	1611116025	19,736		MULTI-FAMILY	2	2	654 N MONTICELLO
2739	1611116026	19,640	YES		0	0	

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
2740	1611116027	21,679	YES	MULTI-FAMILY	2	2	650 N MONTICELLO
2741	1611116028	19,640	YES	MULTI-FAMILY	2	2	648 N MONTICELLO
2742	1611116029	21,114		MULTI-FAMILY	2	2	646 N MONTICELLO
2743	1611116030	19,006		SINGLE FAMILY	1	1	644 N MONTICELLO
2744	1611116031	19,976		MULTI-FAMILY	2	2	642 N MONTICELLO
2745	1611116032	22,139		MULTI-FAMILY	2	2	640 N MONTICELLO
2746	1611116033	19,029		MULTI-FAMILY	2	2	638 N MONTICELLO
2747	1611116034	196		SINGLE FAMILY	1	1	636 N MONTICELLO
2748	1611116035	12,314			0	0	
2749	1611116036	10,099		SINGLE FAMILY	1	1	632 N MONTICELLO
2750	1611116037	22,791		MULTI-FAMILY	2	2	628 N MONTICELLO
2751	1611116038	21,850		MULTI-FAMILY	2	2	624 N MONTICELLO
2752	1611116039	21,937		MULTI-FAMILY	2	2	620 N MONTICELLO
2753	1611116040	20,407		MULTI-FAMILY	2	2	618 N MONTICELLO
2754	1611116041	21,272		MULTI-FAMILY	2	2	616 N MONTICELLO
2755	1611116042	21,272		MULTI-FAMILY	2	2	614 N MONTICELLO
2756	1611116043	19,918		MULTI-FAMILY	2	2	610 N MONTICELLO
2757	1611116044	19,967		MULTI-FAMILY	2	2	608 N MONTICELLO
2758	1611116045	19,785		MULTI-FAMILY	2	2	604 N MONTICELLO
2759	1611116046	11,825		SINGLE FAMILY	1	1	602 N MONTICELLO
2760	1611116047	13,594		SINGLE FAMILY	1	1	600 N MONTICELLO
2761	1611116048	11,313			0	0	
2762	1611116049	11,742			0	0	
2763	1611117001	90,423			0	0	
2764	1611117002	5,056	YES		0	0	
2765	1611117003	9,717		SINGLE FAMILY	1	1	649 N MONTICELLO
2766	1611117004	11,289		MULTI-FAMILY	2	2	647 N MONTICELLO
2767	1611117005	10,126		SINGLE FAMILY	1	1	645 N MONTICELLO
2768	1611117006	19,409		SINGLE FAMILY	1	1	641 N MONTICELLO
2769	1611117007	22,804		MULTI-FAMILY	2	2	639 N MONTICELLO
2770	1611117008	22,268		MULTI-FAMILY	2	2	637 N MONTICELLO
2771	1611117009	12,963		SINGLE FAMILY	1	1	635 N MONTICELLO
2772	1611117010	20,047		MULTI-FAMILY	2	2	631 N MONTICELLO
2773	1611117011	19,253		MULTI-FAMILY	2	2	629 N MONTICELLO
2774	1611117012	22,546	YES	MULTI-FAMILY	2	2	625 N MONTICELLO
2775	1611117013	19,253		SINGLE FAMILY	1	1	623 N MONTICELLO
2776	1611117014	4,861	YES		0	0	
2777	1611117015	440			0	0	
2778	1611117016	22,838	YES	MULTI-FAMILY	2	2	619 N MONTICELLO
2779	1611117017	10,388		SINGLE FAMILY	1	1	615 N MONTICELLO
2780	1611117018	23,800		MULTI-FAMILY	2	2	611 N MONTICELLO
2781	1611117019	22,853		MULTI-FAMILY	2	2	609 N MONTICELLO
2782	1611117020	23,002		SINGLE FAMILY	1	1	607 N MONTICELLO
2783	1611117021	21,321		MULTI-FAMILY	2	2	605 N MONTICELLO
2784	1611117022	18,193			0	0	
2785	1611117023	Exempt			0	0	
2786	1611117024	19,660		MULTI-FAMILY	2	2	646 N CENTRAL PARK
2787	1611117025	21,928		MULTI-FAMILY	2	2	642 N CENTRAL PARK
2788	1611117026	20,294		MULTI-FAMILY	2	2	640 N CENTRAL PARK
2789	1611117027	21,924	YES	MULTI-FAMILY	2	2	636 N CENTRAL PARK
2790	1611117028	19,184		MULTI-FAMILY	2	2	632 N CENTRAL PARK
2791	1611117029	22,293		MULTI-FAMILY	2	2	630 N CENTRAL PARK
2792	1611117030	12,280		SINGLE FAMILY	1	1	628 N CENTRAL PARK
2793	1611117031	3,898			0	0	
2794	1611117032	25,012		MULTI-FAMILY	3	3	622 N CENTRAL PARK
2795	1611117033	19,195		MULTI-FAMILY	2	2	620 N CENTRAL PARK
2796	1611117034	22,275		MULTI-FAMILY	2	2	618 N CENTRAL PARK
2797	1611117035	22,386		MULTI-FAMILY	2	2	614 N CENTRAL PARK
2798	1611117036	23,373		MULTI-FAMILY	2	0	612 N CENTRAL PARK
2799	1611117037	22,042		MULTI-FAMILY	2	2	610 N CENTRAL PARK
2800	1611117038	Exempt			0	0	
2801	1611117039	23,996		MULTI-FAMILY	2	2	604 N CENTRAL PARK
2802	1611117040	19,767		MULTI-FAMILY	2	2	602 N CENTRAL PARK
2803	1611117041	4,725	YES		0	0	
2804	1611118001	4,849			0	0	
2805	1611118002	10,088			0	0	
2806	1611118003	9,659			0	0	
2807	1611118004	9,659			0	0	
2808	1611118005	9,955			0	0	
2809	1611118017	13,641			0	0	
2810	1611118018	11,238		SINGLE FAMILY	1	1	554 N HARDING
2811	1611118019	14,584			0	0	
2812	1611118020	3,778			0	0	
2813	1611118021	9,021		SINGLE FAMILY	1	1	546 N HARDING
2814	1611118022	9,021		SINGLE FAMILY	1	1	544 N HARDING
2815	1611118023	11,266		SINGLE FAMILY	1	1	542 N HARDING
2816	1611118024	11,702	YES		0	0	
2817	1611118025	11,785		SINGLE FAMILY	1	1	536 N HARDING
2818	1611118026	10,077		SINGLE FAMILY	1	1	534 N HARDING
2819	1611118027	10,599		SINGLE FAMILY	1	1	532 N HARDING
2820	1611118028	9,330		SINGLE FAMILY	1	1	530 N HARDING
2821	1611118029	10,219		SINGLE FAMILY	1	1	526 N HARDING
2822	1611118030	9,943		SINGLE FAMILY	1	1	524 N HARDING

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
2823	1611119001	11,289			0	0	
2824	1611119002	17,666		SINGLE FAMILY	1	1	557 N HARDING
2825	1611119003	12,098		SINGLE FAMILY	1	1	553 N HARDING
2826	1611119004	13,061		SINGLE FAMILY	1	1	551 N HARDING
2827	1611119005	11,882			0	0	
2828	1611119006	9,230			0	0	
2829	1611119007	4,901		SINGLE FAMILY	1	1	543 N HARDING
2830	1611119008	19,284		MULTI-FAMILY	2	2	541 N HARDING
2831	1611119009	11,622		SINGLE FAMILY	1	1	539 N HARDING
2832	1611119010	4,901			0	0	
2833	1611119011	11,200		SINGLE FAMILY	1	1	533 N HARDING
2834	1611119012	4,901			0	0	
2835	1611119013	9,743	YES	SINGLE FAMILY	1	1	527 N HARDING
2836	1611119014	9,719		SINGLE FAMILY	1	1	525 N HARDING
2837	1611119015	20,036		SINGLE FAMILY	1	1	523 N HARDING
2838	1611119016	11,818			0	0	
2839	1611119017	9,290		SINGLE FAMILY	1	1	517 N HARDING
2840	1611119018	9,719		SINGLE FAMILY	1	1	515 N HARDING
2841	1611119019	12,125		SINGLE FAMILY	1	1	513 N HARDING
2842	1611119020	12,263		SINGLE FAMILY	1	1	511 N HARDING
2843	1611119021	9,290		MULTI-FAMILY	2	2	509 N HARDING
2844	1611119022	3,642			0	0	
2845	1611119023	3,642			0	0	
2846	1611119024	4,705			0	0	
2847	1611119025	24,459	YES		0	0	
2848	1611119026	10,831		SINGLE FAMILY	1	1	550 N SPRINGFIELD
2849	1611119027	21,899		MULTI-FAMILY	2	2	546 N SPRINGFIELD
2850	1611119028	3,691			0	0	
2851	1611119029	4,305			0	0	
2852	1611119030	21,957		MULTI-FAMILY	2	2	540 N SPRINGFIELD
2853	1611119031	19,449		MULTI-FAMILY	2	2	536 N SPRINGFIELD
2854	1611119032	18,466		MULTI-FAMILY	2	2	534 N SPRINGFIELD
2855	1611119033	19,089			0	0	
2856	1611119034	23,015		MULTI-FAMILY	2	2	528 N SPRINGFIELD
2857	1611119035	23,318		MULTI-FAMILY	2	2	526 N SPRINGFIELD
2858	1611119036	20,438			0	0	
2859	1611119037	21,828		MULTI-FAMILY	2	2	520 N SPRINGFIELD
2860	1611119038	18,477	YES	MULTI-FAMILY	2	2	516 N SPRINGFIELD
2861	1611119039	19,133		MULTI-FAMILY	2	2	514 N SPRINGFIELD
2862	1611119040	19,767	YES	MULTI-FAMILY	2	2	512 N SPRINGFIELD
2863	1611119041	4,696	YES		0	0	
2864	1611119043	14,671		MULTI-FAMILY	2	2	508 N SPRINGFIELD
2865	1611119044	25,270			0	0	
2866	1611120001	24,605			0	0	
2867	1611120002	4,901			0	0	
2868	1611120003	21,152		MULTI-FAMILY	2	2	543 N SPRINGFIELD
2869	1611120004	10,310	YES		0	0	
2870	1611120005	21,463		SINGLE FAMILY	1	1	537 N SPRINGFIELD
2871	1611120006	21,137		MULTI-FAMILY	3	3	533 N SPRINGFIELD
2872	1611120007	22,626		MULTI-FAMILY	3	3	529 N SPRINGFIELD
2873	1611120008	9,830		SINGLE FAMILY	1	1	527 N SPRINGFIELD
2874	1611120009	12,165		SINGLE FAMILY	1	1	525 N SPRINGFIELD
2875	1611120010	9,445		SINGLE FAMILY	1	1	523 N SPRINGFIELD
2876	1611120011	12,774		SINGLE FAMILY	1	1	521 N SPRINGFIELD
2877	1611120012	4,901	YES		0	0	
2878	1611120013	4,887	YES		0	0	
2879	1611120014	12,131		SINGLE FAMILY	1	1	556 N AVERS
2880	1611120015	12,131		SINGLE FAMILY	1	1	554 N AVERS
2881	1611120016	10,908		SINGLE FAMILY	1	1	552 N AVERS
2882	1611120017	10,908			0	0	
2883	1611120018	21,470		SINGLE FAMILY	1	1	546 N AVERS
2884	1611120019	4,892	YES		0	0	
2885	1611120020	3,558			0	0	
2886	1611120021	22,342		MULTI-FAMILY	2	2	540 N AVERS
2887	1611120022	19,289		MULTI-FAMILY	2	2	536 N AVERS
2888	1611120023	19,854		MULTI-FAMILY	2	2	534 N AVERS
2889	1611120024	3,849			0	0	
2890	1611120025	19,665	YES		0	0	
2891	1611120026	19,789		MULTI-FAMILY	2	2	526 N AVERS
2892	1611120027	22,213		MULTI-FAMILY	2	2	524 N AVERS
2893	1611120028	11,331		SINGLE FAMILY	1	1	522 N AVERS
2894	1611120029	4,696	YES		0	0	
2895	1611120030	4,892	YES		0	0	
2896	1611120031	4,881	YES		0	0	
2897	1611120032	4,901	YES		0	0	
2898	1611120033	4,705	YES		0	0	
2899	1611120034	4,705	YES		0	0	
2900	1611120035	19,262		MULTI-FAMILY	2	2	3850 W FERDINAND
2901	1611120036	22,713		MULTI-FAMILY	2	2	3848 W FERDINAND
2902	1611120037	4,705	YES		0	0	
2903	1611120038	19,167		MULTI-FAMILY	2	2	3842 W FERDINAND
2904	1611120039	10,115		SINGLE FAMILY	1	1	3840 W FERDINAND
2905	1611120040	18,822		MULTI-FAMILY	3	3	3838 W FERDINAND

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
2906	1611120041	12,509		SINGLE FAMILY	1	1	3834 W FERDINAND
2907	1611120042	11,745			0	0	
2908	1611121001	Exempt			0	0	
2909	1611121002	58,591		MULTI-FAMILY	6	6	3815 W OHIO
2910	1611121003	22,589		MULTI-FAMILY	2	2	547 N AVERS
2911	1611121004	19,996		MULTI-FAMILY	2	2	545 N AVERS
2912	1611121005	23,082		MULTI-FAMILY	2	2	541 N AVERS
2913	1611121006	5,734	YES		0	0	
2914	1611121007	20,710			0	0	
2915	1611121008	23,433		MULTI-FAMILY	2	2	533 N AVERS
2916	1611121009	5,299			0	0	
2917	1611121010	10,188			0	0	
2918	1611121011	3,502		SINGLE FAMILY	1	1	527 N AVERS
2919	1611121012	4,587			0	0	
2920	1611121013	4,587			0	0	
2921	1611121014	12,554		SINGLE FAMILY	1	1	517 N AVERS
2922	1611121015	3,566			0	0	
2923	1611121016	12,692		SINGLE FAMILY	1	1	513 N AVERS
2924	1611121017	20,525		MULTI-FAMILY	2	2	511 N AVERS
2925	1611121018	12,345		SINGLE FAMILY	1	1	507 N AVERS
2926	1611121019	11,733		SINGLE FAMILY	1	1	503 N AVERS
2927	1611121020	14,579		SINGLE FAMILY	1	1	501 N AVERS
2928	1611121021	73,362	YES		0	0	
2929	1611121022	20,507		MULTI-FAMILY	2	2	548 N HAMLIN
2930	1611121023	20,574		MULTI-FAMILY	2	2	546 N HAMLIN
2931	1611121024	19,896		MULTI-FAMILY	2	2	544 N HAMLIN
2932	1611121025	22,206		MULTI-FAMILY	2	2	542 N HAMLIN
2933	1611121026	20,289			0	0	
2934	1611121027	20,289		SINGLE FAMILY	1	1	536 N HAMLIN
2935	1611121028	22,609	YES	MULTI-FAMILY	2	2	532 N HAMLIN
2936	1611121031	22,437		MULTI-FAMILY	2	2	522 N HAMLIN
2937	1611121032	20,160		MULTI-FAMILY	2	2	520 N HAMLIN
2938	1611121033	19,925		MULTI-FAMILY	2	2	516 N HAMLIN
2939	1611121034	1,528			0	0	
2940	1611121035	20,365		MULTI-FAMILY	2	2	514 N HAMLIN
2941	1611121036	6,117	YES		0	0	
2942	1611121037	Exempt			0	0	
2943	1611121038	9,461	YES		0	0	
2944	1611121039	20,590			0	0	
2945	1611121040	3,057			0	0	
2946	1611122001	24,178		SINGLE FAMILY	1	1	557 N HAMLIN
2947	1611122002	4,807			0	0	
2948	1611122003	4,807	YES		0	0	
2949	1611122004	9,339			0	0	
2950	1611122005	11,664		SINGLE FAMILY	1	1	547 N HAMLIN
2951	1611122006	4,807			0	0	
2952	1611122007	4,807			0	0	
2953	1611122008	11,382		SINGLE FAMILY	1	1	539 N HAMLIN
2954	1611122009	12,345		SINGLE FAMILY	1	1	537 N HAMLIN
2955	1611122010	23,095		MULTI-FAMILY	2	2	535 N HAMLIN
2956	1611122011	3,598			0	0	
2957	1611122012	21,486		MULTI-FAMILY	2	2	529 N HAMLIN
2958	1611122013	12,256		SINGLE FAMILY	1	1	527 N HAMLIN
2959	1611122014	12,078		SINGLE FAMILY	1	1	525 N HAMLIN
2960	1611122015	129,892			0	0	
2961	1611122016	11,171			0	0	
2962	1611122017	10,115			0	0	
2963	1611122018	10,115			0	0	
2964	1611122019	9,637			0	0	
2965	1611122020	10,115			0	0	
2966	1611122021	10,115			0	0	
2967	1611122022	15,227			0	0	
2968	1611122023	6,284	YES		0	0	
2969	1611122024	4,807	YES		0	0	
2970	1611122025	Exempt			0	0	
2971	1611122026	4,807			0	0	
2972	1611122027	9,830		MULTI-FAMILY	2	2	546 N RIDGEWAY
2973	1611122028	8,487			0	0	
2974	1611122029	10,204			0	0	
2975	1611122030	9,503			0	0	
2976	1611122031	9,757			0	0	
2977	1611122032	67,210		MULTI-FAMILY	2	2	534 N RIDGEWAY
2978	1611122033	167,850			0	0	
2979	1611122034	188,219			0	0	
2980	1611122048	1,701,118			0	0	
2981	1611122049	39,589			0	0	
2982	1611123001	10,844	YES		0	0	
2983	1611123002	20,043			0	0	
2984	1611123003	22,717			0	0	
2985	1611123004	5,412	YES		0	0	
2986	1611123005	5,412	YES		0	0	
2987	1611123006	5,412	YES		0	0	
2988	1611123007	22,257			0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
2989	1611123008	24,970			0	0	
2990	1611123009	24,521			0	0	
2991	1611123010	5,321			0	0	
2992	1611123011	3,856			0	0	
2993	1611123012	22,677		MULTI-FAMILY	3	3	533 N RIDGEWAY
2994	1611123013	5,087			0	0	
2995	1611123014	22,869		MULTI-FAMILY	3	3	529 N RIDGEWAY
2996	1611123015	12,536		SINGLE FAMILY	1	1	527 N RIDGEWAY
2997	1611123016	22,464		MULTI-FAMILY	3	3	523 N RIDGEWAY
2998	1611123017	11,298		MULTI-FAMILY	2	2	521 N RIDGEWAY
2999	1611123018	20,703		MULTI-FAMILY	3	3	519 N RIDGEWAY
3000	1611123019	75,921		MULTI-FAMILY	3	3	515 N RIDGEWAY
3001	1611123020	8,603			0	0	
3002	1611123021	5,459			0	0	
3003	1611123022	10,268			0	0	
3004	1611123023	11,044			0	0	
3005	1611123024	10,379	YES		0	0	
3006	1611123025	12,307			0	0	
3007	1611123026	12,756			0	0	
3008	1611123027	10,453			0	0	
3009	1611123028	Exempt			0	0	
3010	1611123029	Exempt			0	0	
3011	1611123032	22,784			0	0	
3012	1611123033	20,518			0	0	
3013	1611123034	20,876			0	0	
3014	1611123035	21,639			0	0	
3015	1611123036	22,733			0	0	
3016	1611123037	22,733			0	0	
3017	1611123038	20,058			0	0	
3018	1611123039	20,058			0	0	
3019	1611123040	36,541			0	0	
3020	1611123041	20,503		MULTI-FAMILY	2	2	516 N LAWNSDALE
3021	1611124001	16,907			0	0	
3022	1611124002	18,500			0	0	
3023	1611124003	18,500			0	0	
3024	1611124004	18,500			0	0	
3025	1611124005	2,811			0	0	
3026	1611124006	16,907			0	0	
3027	1611124007	Exempt			0	0	
3028	1611124008	22,711		MULTI-FAMILY	3	3	545 N LAWNSDALE
3029	1611124009	22,711		MULTI-FAMILY	3	3	543 N LAWNSDALE
3030	1611124010	22,731		MULTI-FAMILY	3	3	541 N LAWNSDALE
3031	1611124013	10,526		SINGLE FAMILY	1	1	535 N LAWNSDALE
3032	1611124014	7,044	YES		0	0	
3033	1611124015	24,854		MULTI-FAMILY	3	3	529 N LAWNSDALE
3034	1611124016	Exempt			0	0	
3035	1611124017	26,471	YES		0	0	
3036	1611124018	9,374		MULTI-FAMILY	3	3	521 N LAWNSDALE
3037	1611124019	11,729		SINGLE FAMILY	1	1	519 N LAWNSDALE
3038	1611124020	9,254		SINGLE FAMILY	1	1	515 N LAWNSDALE
3039	1611124021	19,696		SINGLE FAMILY	1	1	513 N LAWNSDALE
3040	1611124022	4,696		MULTI-FAMILY	2	2	511 N LAWNSDALE
3041	1611124023	4,696			0	0	
3042	1611124024	4,696	YES		0	0	
3043	1611124025	4,696	YES		0	0	
3044	1611124026	4,696	YES		0	0	
3045	1611124027	9,783	YES		0	0	
3046	1611124028	4,892	YES		0	0	
3047	1611124029	19,211		MULTI-FAMILY	2	2	548 N MONTICELLO
3048	1611124030	4,892	YES		0	0	
3049	1611124031	9,612		SINGLE FAMILY	1	1	544 N MONTICELLO
3050	1611124032	9,612		SINGLE FAMILY	1	1	542 N MONTICELLO
3051	1611124033	12,554		SINGLE FAMILY	1	1	538 N MONTICELLO
3052	1611124034	Exempt			0	0	
3053	1611124035	10,006		SINGLE FAMILY	1	1	530 N MONTICELLO
3054	1611124036	7,044	YES		0	0	
3055	1611124037	19,843		MULTI-FAMILY	2	2	524 N MONTICELLO
3056	1611124038	19,860		MULTI-FAMILY	2	2	522 N MONTICELLO
3057	1611124039	1,708			0	0	
3058	1611124040	11,740	YES		0	0	
3059	1611124041	4,696	YES		0	0	
3060	1611124042	19,838		SINGLE FAMILY	1	1	510 N MONTICELLO
3061	1611124043	76,313		MULTI-FAMILY	6	6	506 N MONTICELLO
3062	1611124044	23,816		MULTI-FAMILY	4	4	502 N MONTICELLO
3063	1611124045	12,841		SINGLE FAMILY	1	1	500 N MONTICELLO
3064	1611124046	11,556		SINGLE FAMILY	1	1	539 N LAWNSDALE
3065	1611125001	5,001			0	0	
3066	1611125002	5,001			0	0	
3067	1611125003	Exempt			0	0	
3068	1611125004	10,506		SINGLE FAMILY	1	1	549 N MONTICELLO
3069	1611125005	11,909		SINGLE FAMILY	1	1	547 N MONTICELLO
3070	1611125006	11,818		SINGLE FAMILY	1	1	545 N MONTICELLO
3071	1611125007	5,001	YES		0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
3072	1611125008	5,001	YES		0	0	
3073	1611125009	19,878		MULTI-FAMILY	2	2	537 N MONTICELLO
3074	1611125010	5,712	YES		0	0	
3075	1611125011	69,322		MULTI-FAMILY	3	3	556 N CENTRAL PARK
3076	1611125012	20,781		MULTI-FAMILY	2	2	552 N CENTRAL PARK
3077	1611125013	20,318		MULTI-FAMILY	2	2	550 N CENTRAL PARK
3078	1611125014	20,318		MULTI-FAMILY	2	2	546 N CENTRAL PARK
3079	1611125015	20,781		MULTI-FAMILY	2	2	544 N CENTRAL PARK
3080	1611125016	21,557		MULTI-FAMILY	2	0	540 N CENTRAL PARK
3081	1611125017	12,687	YES	MULTI-FAMILY	2	2	538 N CENTRAL PARK
3082	1611125018	22,700		MULTI-FAMILY	2	2	536 N CENTRAL PARK
3083	1611125019	5,741	YES		0	0	
3084	1611125020	22,778			0	0	
3085	1611125021	20,225			0	0	
3086	1611125022	22,266			0	0	
3087	1611125023	168,646			0	0	
3088	1611126009	9,348	YES		0	0	
3089	1611126010	8,574			0	0	
3090	1611126011	10,353	YES		0	0	
3091	1611126012	4,892	YES		0	0	
3092	1611126013	4,892			0	0	
3093	1611126014	Exempt			0	0	
3094	1611126015	9,739			0	0	
3095	1611126016	11,433	YES		0	0	
3096	1611126017	10,015			0	0	
	1611126028				0	0	
3097	16111260281001	6,137			0	0	
3098	16111260281002	6,137			0	0	
3099	1611127001	4,892	YES		0	0	
3100	1611127002	11,656	YES		0	0	
3101	1611127003	8,812		SINGLE FAMILY	1	1	455 N HARDING
3102	1611127004	10,989		SINGLE FAMILY	1	1	453 N HARDING
3103	1611127005	3,558			0	0	
3104	1611127009	10,288		MULTI-FAMILY	2	0	441 N HARDING
3105	1611127010	10,288			0	0	
3106	1611127011	4,892			0	0	
3107	1611127012	11,767			0	0	
3108	1611127013	12,758	YES		0	0	
3109	1611127014	11,166		SINGLE FAMILY	1	1	429 N HARDING
3110	1611127015	11,184		SINGLE FAMILY	1	1	425 N HARDING
3111	1611127016	11,613		SINGLE FAMILY	1	1	423 N HARDING
3112	1611127017	13,479		SINGLE FAMILY	1	1	421 N HARDING
3113	1611127018	13,479		SINGLE FAMILY	1	1	419 N HARDING
3114	1611127019	4,696	YES		0	0	
3115	1611127020	4,696			0	0	
3116	1611127021	19,593		SINGLE FAMILY	1	1	411 N HARDING
3117	1611127022	9,955			0	0	
3118	1611127023	4,696			0	0	
3119	1611127024	4,696	YES		0	0	
3120	1611127025	4,696	YES		0	0	
3121	1611127026	12,140		SINGLE FAMILY	1	1	458 N SPRINGFIELD
3122	1611127027	13,248		SINGLE FAMILY	1	1	456 N SPRINGFIELD
3123	1611127028	11,315		SINGLE FAMILY	1	1	454 N SPRINGFIELD
3124	1611127029	12,278		SINGLE FAMILY	1	1	452 N SPRINGFIELD
3125	1611127030	11,195		SINGLE FAMILY	1	1	448 N SPRINGFIELD
3126	1611127031	9,343		SINGLE FAMILY	1	1	446 N SPRINGFIELD
3127	1611127032	9,788		SINGLE FAMILY	1	1	444 N SPRINGFIELD
3128	1611127033	10,215			0	0	
3129	1611127034	4,892		SINGLE FAMILY	1	1	438 N SPRINGFIELD
3130	1611127035	Exempt			0	0	
3131	1611127036	9,863		SINGLE FAMILY	1	1	434 N SPRINGFIELD
3132	1611127037	3,758			0	0	
3133	1611127038	4,892	YES		0	0	
3134	1611127039	4,696	YES		0	0	
3135	1611127040	Exempt			0	0	
3136	1611127041	Exempt			0	0	
3137	1611127042	9,392	YES		0	0	
3138	1611127043	4,696	YES		0	0	
3139	1611127044	4,696	YES		0	0	
3140	1611127045	4,696	YES		0	0	
3141	1611127046	4,696	YES		0	0	
3142	1611127047	4,696	YES		0	0	
3143	1611127048	4,696	YES		0	0	
3144	1611127049	18,553	YES	MULTI-FAMILY	2	2	449 N HARDING
3145	1611127050	17,759		MULTI-FAMILY	2	2	447 N HARDING
3146	1611127052	2,370			0	0	
3147	1611127053	18,371		MULTI-FAMILY	2	2	445 N HARDING
3148	1611128001	Exempt		SINGLE FAMILY	1	1	3857 W FERDINAND
3149	1611128002	11,286		SINGLE FAMILY	1	1	3855 W FERDINAND
3150	1611128003	4,167	YES		0	0	
3151	1611128004	4,167			0	0	
3152	1611128005	4,167	YES		0	0	
3153	1611128006	4,901	YES		0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
3154	1611128007	10,041		SINGLE FAMILY	1	1	447 N SPRINGFIELD
3155	1611128008	10,273		SINGLE FAMILY	1	1	445 N SPRINGFIELD
3156	1611128009	14,195			0	0	
3157	1611128010	11,013		SINGLE FAMILY	1	1	435 N SPRINGFIELD
3158	1611128011	10,897		SINGLE FAMILY	1	1	433 N SPRINGFIELD
3159	1611128012	12,060		SINGLE FAMILY	1	1	429 N SPRINGFIELD
3160	1611128013	9,661			0	0	
3161	1611128014	11,215		SINGLE FAMILY	1	1	423 N SPRINGFIELD
3162	1611128015	11,493		SINGLE FAMILY	1	1	421 N SPRINGFIELD
3163	1611128016	11,182		SINGLE FAMILY	1	1	419 N SPRINGFIELD
3164	1611128017	9,841			0	0	
3165	1611128018	12,002		SINGLE FAMILY	1	1	413 N SPRINGFIELD
3166	1611128019	12,109		SINGLE FAMILY	1	1	411 N SPRINGFIELD
3167	1611128024	10,884			0	0	
3168	1611128025	10,842			0	0	
3169	1611128026	11,106	YES		0	0	
3170	1611128027	13,850			0	0	
3171	1611128028	4,892	YES		0	0	
3172	1611128029	4,892			0	0	
3173	1611128030	10,873		SINGLE FAMILY	1	1	444 N AVERS
3174	1611128031	10,121		SINGLE FAMILY	1	1	440 N AVERS
3175	1611128032	11,000	YES	SINGLE FAMILY	1	1	438 N AVERS
3176	1611128033	6,848		SINGLE FAMILY	1	1	432 N AVERS
3177	1611128035	19,740		MULTI-FAMILY	2	2	422 N AVERS
3178	1611128038	12,127		SINGLE FAMILY	1	1	414 N AVERS
3179	1611128039	12,100			0	0	
3180	1611128040	11,082			0	0	
	1611128044				0	0	
3181	16111280441001	7,782			0	0	
3182	16111280441002	7,782			0	0	
3183	16111280441003	7,782			0	0	
3184	16111280441004	7,782			0	0	
	1611128045			SINGLE FAMILY	1	1	402 N AVERS
3185	16111280451001	7,916			0	0	
3186	16111280451002	7,916			0	0	
3187	1611128046	10,221	YES	SINGLE FAMILY	1	1	430 N AVERS
3188	1611128047	4,892	YES		0	0	
3189	1611128048	12,712			0	0	
3190	1611128049	10,668			0	0	
3191	1611129001	4,716	YES		0	0	
3192	1611129002	4,629			0	0	
3193	1611129003	18,566		MULTI-FAMILY	2	2	455 N AVERS
3194	1611129004	4,629	YES		0	0	
3195	1611129005	10,019		SINGLE FAMILY	1	1	449 N AVERS
3196	1611129006	10,141		SINGLE FAMILY	1	1	447 N AVERS
3197	1611129007	9,150		SINGLE FAMILY	1	1	445 N AVERS
3198	1611129008	3,366			0	0	
3199	1611129009	9,763			0	0	
3200	1611129010	10,233		SINGLE FAMILY	1	1	437 N AVERS
3201	1611129011	11,344		SINGLE FAMILY	1	1	433 N AVERS
3202	1611129012	10,246		SINGLE FAMILY	1	1	431 N AVERS
3203	1611129013	9,261	YES		0	0	
3204	1611129014	3,366			0	0	
3205	1611129015	9,094		SINGLE FAMILY	1	1	421 N AVERS
3206	1611129016	11,062			0	0	
3207	1611129017	Exempt		SINGLE FAMILY	1	0	419 N AVERS
3208	1611129018	4,629			0	0	
3209	1611129019	12,096		SINGLE FAMILY	1	1	413 N AVERS
3210	1611129020	4,629			0	0	
3211	1611129021	4,629			0	0	
3212	1611129022	Exempt			0	0	
3213	1611129023	4,629	YES		0	0	
3214	1611129024	9,490	YES		0	0	
3215	1611129025	23,302			0	0	
3216	1611129026	11,162		MULTI-FAMILY	3	3	452 N HAMLIN
3217	1611129027	19,051		MULTI-FAMILY	2	2	448 N HAMLIN
3218	1611129028	19,198		MULTI-FAMILY	2	2	446 N HAMLIN
3219	1611129029	18,491		MULTI-FAMILY	2	2	444 N HAMLIN
3220	1611129030	19,102		MULTI-FAMILY	2	2	440 N HAMLIN
3221	1611129031	10,735		SINGLE FAMILY	1	1	438 N HAMLIN
3222	1611129032	4,794	YES		0	0	
3223	1611129033	4,794	YES		0	0	
3224	1611129034	4,794	YES		0	0	
3225	1611129035	4,794	YES		0	0	
3226	1611129036	4,794	YES		0	0	
3227	1611129037	11,887		SINGLE FAMILY	1	1	422 N HAMLIN
3228	1611129038	12,300		SINGLE FAMILY	1	1	420 N HAMLIN
3229	1611129039	19,015		MULTI-FAMILY	2	2	418 N HAMLIN
3230	1611129040	9,688		SINGLE FAMILY	1	1	414 N HAMLIN
3231	1611129041	8,707		SINGLE FAMILY	1	1	412 N HAMLIN
3232	1611129042	20,741		MIXED USE	1	1	410 N HAMLIN
3233	1611129043	4,794	YES		0	0	
3234	1611129044	4,794	YES		0	0	

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
3235	1611129045	4,794	YES		0	0	
3236	1611129046	4,794	YES		0	0	
3237	1611130001	20,205		MULTI-FAMILY	2	2	459 N HAMLIN
3238	1611130002	4,049			0	0	
3239	1611130003	19,867		MULTI-FAMILY	2	2	453 N HAMLIN
3240	1611130004	10,800		SINGLE FAMILY	1	1	451 N HAMLIN
3241	1611130005	12,203		SINGLE FAMILY	1	1	449 N HAMLIN
3242	1611130006	19,994		MULTI-FAMILY	3	3	447 N HAMLIN
3243	1611130007	4,778			0	0	
3244	1611130008	4,778			0	0	
3245	1611130009	4,778	YES		0	0	
3246	1611130010	3,491	YES	MULTI-FAMILY	2	2	431 N HAMLIN
3247	1611130011	4,778	YES		0	0	
3248	1611130012	23,840		MULTI-FAMILY	2	2	429 N HAMLIN
3249	1611130013	21,461		MULTI-FAMILY	2	2	425 N HAMLIN
3250	1611130016	22,933			0	0	
3251	1611130017	19,642	YES	MULTI-FAMILY	2	2	411 N HAMLIN
3252	1611130018	19,115	YES		0	0	
3253	1611130019	9,448		SINGLE FAMILY	1	1	3745 W FERDINAND
3254	1611130020	10,944		SINGLE FAMILY	1	1	3743 W FERDINAND
3255	1611130021	10,448		SINGLE FAMILY	1	1	3739 W FERDINAND
3256	1611130022	11,053		MULTI-FAMILY	2	2	3737 W FERDINAND
3257	1611130023	9,463		SINGLE FAMILY	1	1	3735 W FERDINAND
3258	1611130024	12,352		SINGLE FAMILY	1	1	444 N RIDGEWAY
3259	1611130025	10,944		SINGLE FAMILY	1	1	442 N RIDGEWAY
3260	1611130026	11,891		SINGLE FAMILY	1	1	440 N RIDGEWAY
3261	1611130027	12,358		SINGLE FAMILY	1	1	438 N RIDGEWAY
3262	1611130028	20,038		MULTI-FAMILY	2	2	434 N RIDGEWAY
3263	1611130029	22,162	YES	MULTI-FAMILY	2	2	432 N RIDGEWAY
3264	1611130030	20,020		MULTI-FAMILY	2	2	428 N RIDGEWAY
3265	1611130031	5,256			0	0	
3266	1611130032	20,020		MULTI-FAMILY	2	2	422 N RIDGEWAY
3267	1611130033	5,256	YES		0	0	
3268	1611130034	20,656		MULTI-FAMILY	2	2	418 N RIDGEWAY
3269	1611130035	20,114			0	0	
3270	1611130036	19,389		MULTI-FAMILY	3	3	410 N RIDGEWAY
3271	1611130037	20,105		MULTI-FAMILY	3	3	408 N RIDGEWAY
3272	1611130038	20,105		MULTI-FAMILY	2	2	406 N RIDGEWAY
3273	1611130039	7,647			0	0	
3274	1611130040	9,984			0	0	
3275	1611130041	13,285			0	0	
3276	1611131001	7,842		SINGLE FAMILY	1	1	3725 W FERDINAND
3277	1611131002	7,604		SINGLE FAMILY	1	1	3723 W FERDINAND
3278	1611131003	7,595		SINGLE FAMILY	1	1	3721 W FERDINAND
3279	1611131004	7,611		SINGLE FAMILY	1	1	3719 W FERDINAND
3280	1611131005	2,922			0	0	
3281	1611131006	9,923		SINGLE FAMILY	1	1	3715 W FERDINAND
3282	1611131007	4,892			0	0	
3283	1611131008	10,068		SINGLE FAMILY	1	1	449 N RIDGEWAY
3284	1611131009	5,559		SINGLE FAMILY	1	1	447 N RIDGEWAY
3285	1611131010	9,525	YES	MULTI-FAMILY	2	2	439 N RIDGEWAY
3286	1611131011	3,558			0	0	
3287	1611131012	3,731			0	0	
3288	1611131013	10,575		MULTI-FAMILY	2	2	435 N RIDGEWAY
3289	1611131014	10,982		SINGLE FAMILY	1	1	433 N RIDGEWAY
3290	1611131015	9,730		SINGLE FAMILY	1	1	431 N RIDGEWAY
3291	1611131016	4,892	YES		0	0	
3292	1611131017	9,714		SINGLE FAMILY	1	1	425 N RIDGEWAY
3293	1611131018	11,286		SINGLE FAMILY	1	1	423 N RIDGEWAY
3294	1611131019	4,892	YES		0	0	
3295	1611131020	4,892	YES		0	0	
3296	1611131021	Exempt			0	0	
3297	1611131022	4,892	YES		0	0	
3298	1611131023	4,892			0	0	
3299	1611131024	4,892	YES		0	0	
3300	1611131025	2,139			0	0	
3301	1611131026	12,472			0	0	
3302	1611131027	5,870			0	0	
3303	1611131028	9,677		SINGLE FAMILY	1	1	456 N LAWNSDALE
3304	1611131029	9,677		SINGLE FAMILY	1	1	452 N LAWNSDALE
3305	1611131030	11,173	YES	SINGLE FAMILY	1	1	450 N LAWNSDALE
3306	1611131031	4,892			0	0	
3307	1611131032	12,214		SINGLE FAMILY	1	1	446 N LAWNSDALE
3308	1611131033	4,892	YES		0	0	
3309	1611131034	4,892	YES		0	0	
3310	1611131035	3,869			0	0	
3311	1611131036	19,422		MULTI-FAMILY	3	3	434 N LAWNSDALE
3312	1611131037	10,448		SINGLE FAMILY	1	1	432 N LAWNSDALE
3313	1611131038	4,892	YES		0	0	
3314	1611131039	10,742		SINGLE FAMILY	1	1	426 N LAWNSDALE
3315	1611131040	10,539		SINGLE FAMILY	1	1	424 N LAWNSDALE
3316	1611131041	10,079	YES	SINGLE FAMILY	1	1	422 N LAWNSDALE
3317	1611131042	9,710		SINGLE FAMILY	1	1	418 N LAWNSDALE

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ²	RESIDENTIAL PROPERTY ADDRESS ⁴
3318	1611131043	4,892	YES		0	0	
3319	1611131044	4,892			0	0	
3320	1611131045	9,608		SINGLE FAMILY	1	1	410 N LAWNSDALE
3321	1611131046	10,880		SINGLE FAMILY	1	1	408 N LAWNSDALE
3322	1611131047	10,233		SINGLE FAMILY	1	1	406 N LAWNSDALE
3323	1611131048	4,892			0	0	
3324	1611131049	12,140		SINGLE FAMILY	1	1	402 N LAWNSDALE
3325	1611132001	Exempt		MULTI-FAMILY	2	2	3659 W FERDINAND
3326	1611132002	19,811		MULTI-FAMILY	2	2	3657 W FERDINAND
3327	1611132003	19,811			0	0	
3328	1611132004	Exempt			0	0	
3329	1611132005	Exempt			0	0	
3330	1611132006	Exempt			0	0	
3331	1611132007	Exempt			0	0	
3332	1611132008	23,162		MULTI-FAMILY	2	2	441 N LAWNSDALE
3333	1611132009	19,231		MULTI-FAMILY	2	2	439 N LAWNSDALE
3334	1611132010	4,892	YES		0	0	
3335	1611132011	19,865		MULTI-FAMILY	2	2	433 N LAWNSDALE
3336	1611132012	22,073		MULTI-FAMILY	2	2	431 N LAWNSDALE
3337	1611132013	5,187		MULTI-FAMILY	2	2	427 N LAWNSDALE
3338	1611132014	5,187			0	0	
3339	1611132015	19,865		MULTI-FAMILY	2	2	423 N LAWNSDALE
3340	1611132024	9,783	YES		0	0	
3341	1611132025	24,167		MULTI-FAMILY	2	2	452 N MONTICELLO
3342	1611132026	24,685		MULTI-FAMILY	2	2	450 N MONTICELLO
3343	1611132027	20,005		MULTI-FAMILY	2	2	448 N MONTICELLO
3344	1611132028	20,005		MULTI-FAMILY	2	2	446 N MONTICELLO
3345	1611132029	9,783			0	0	
3346	1611132030	19,331	YES		0	0	
3347	1611132031	9,930		SINGLE FAMILY	1	1	434 N MONTICELLO
3348	1611132032	11,998			0	0	
3349	1611132043	Exempt			0	0	
3350	1611132044	Exempt			0	0	
3351	1611133001	5,312			0	0	
3352	1611133002	9,950	YES		0	0	
3353	1611133003	15,518		SINGLE FAMILY	1	1	434 N CENTRAL PARK
3354	1611133004	13,054		SINGLE FAMILY	1	1	432 N CENTRAL PARK
3355	1611133005	4,798			0	0	
3356	1611133006	22,231			0	0	
3357	1611133007	19,560		MULTI-FAMILY	2	2	422 N CENTRAL PARK
3358	1611133012	Exempt			0	0	
3359	1611200001	22,159			0	0	
3360	1611200002	20,512		MULTI-FAMILY	2	2	753 N CENTRAL PARK
3361	1611200003	20,999		MULTI-FAMILY	3	3	749 N CENTRAL PARK
3362	1611200004	20,160		MULTI-FAMILY	2	2	747 N CENTRAL PARK
3363	1611200005	20,089		MULTI-FAMILY	2	2	743 N CENTRAL PARK
3364	1611200006	22,744		SINGLE FAMILY	1	1	741 N CENTRAL PARK
3365	1611200007	22,895		SINGLE FAMILY	1	1	737 N CENTRAL PARK
3366	1611200008	20,163		MULTI-FAMILY	2	2	735 N CENTRAL PARK
3367	1611200009	4,914			0	0	
3368	1611200010	19,898		MULTI-FAMILY	2	2	729 N CENTRAL PARK
3369	1611200011	Exempt			0	0	
3370	1611200012	20,074		MULTI-FAMILY	2	2	717 N CENTRAL PARK
3371	1611200013	20,014		SINGLE FAMILY	1	1	715 N CENTRAL PARK
3372	1611200014	20,085		MULTI-FAMILY	3	3	713 N CENTRAL PARK
3373	1611200015	22,733		MULTI-FAMILY	2	2	709 N CENTRAL PARK
3374	1611200016	20,065		MULTI-FAMILY	2	2	707 N CENTRAL PARK
3375	1611200017	23,142			0	0	
3376	1611200018	13,030			0	0	
3377	1611200019	12,696	YES		0	0	
3378	1611200020	8,236	YES		0	0	
3379	1611200021	10,473			0	0	
3380	1611200022	22,108		MULTI-FAMILY	2	2	744 N DRAKE
3381	1611200023	14,121		MULTI-FAMILY	2	2	740 N DRAKE
3382	1611200024	10,913		MULTI-FAMILY	2	2	738 N DRAKE
3383	1611200025	11,162		MULTI-FAMILY	2	2	736 N DRAKE
3384	1611200026	11,785			0	0	
3385	1611200027	4,807	YES		0	0	
3386	1611200028	9,872	YES		0	0	
3387	1611200029	23,458		MULTI-FAMILY	2	2	722 N DRAKE
3388	1611200030	25,103		MULTI-FAMILY	5	5	718 N DRAKE
3389	1611200031	20,225		MULTI-FAMILY	2	2	716 N DRAKE
3390	1611200032	20,034		MULTI-FAMILY	2	2	712 N DRAKE
3391	1611200033	19,943		MULTI-FAMILY	2	2	710 N DRAKE
3392	1611200034	20,414		MULTI-FAMILY	2	2	708 N DRAKE
3393	1611200035	11,758		SINGLE FAMILY	1	0	706 N DRAKE
3394	1611200036	11,713		SINGLE FAMILY	1	1	704 N DRAKE
3395	1611200037	4,807			0	0	
3396	1611201001	19,576			0	0	
3397	1611201002	15,836			0	0	
3398	1611201003	16,003			0	0	
3399	1611201008	24,674			0	0	
3400	1611201009	9,368	YES		0	0	

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
3401	1611201010	21,072	YES	MULTI-FAMILY	2	0	743 N DRAKE
3402	1611201011	18,998		MULTI-FAMILY	2	2	741 N DRAKE
3403	1611201012	19,985		MULTI-FAMILY	2	2	739 N DRAKE
3404	1611201013	23,938		MULTI-FAMILY	2	2	735 N DRAKE
3405	1611201014	10,181		SINGLE FAMILY	1	1	733 N DRAKE
3406	1611201015	21,272		MULTI-FAMILY	2	2	731 N DRAKE
3407	1611201016	21,799		MULTI-FAMILY	2	2	729 N DRAKE
3408	1611201017	21,657		MULTI-FAMILY	2	2	725 N DRAKE
3409	1611201018	19,336		MULTI-FAMILY	2	2	723 N DRAKE
3410	1611201019	9,657		SINGLE FAMILY	1	1	721 N DRAKE
3411	1611201020	24,256		MULTI-FAMILY	2	2	719 N DRAKE
3412	1611201021	4,022			0	0	
3413	1611201022	Exempt			0	0	
3414	1611201023	23,698		MULTI-FAMILY	2	2	740 N ST LOUIS
3415	1611201024	4,892	YES		0	0	
3416	1611201025	14,568		MULTI-FAMILY	3	3	734 N ST LOUIS
3417	1611201026	3,558			0	0	
3418	1611201027	23,809		MULTI-FAMILY	2	2	730 N ST LOUIS
3419	1611201028	23,231		MULTI-FAMILY	2	2	728 N ST LOUIS
3420	1611201029	10,633		SINGLE FAMILY	1	1	724 N ST LOUIS
3421	1611201030	12,054		SINGLE FAMILY	1	1	720 N ST LOUIS
3422	1611201031	11,066		SINGLE FAMILY	1	1	718 N ST LOUIS
3423	1611201032	9,741		SINGLE FAMILY	1	1	714 N ST LOUIS
3424	1611201033	13,906		MULTI-FAMILY	2	2	711 N DRAKE
3425	1611201034	10,786			0	0	
3426	1611201035	10,201			0	0	
3427	1611201036	12,449	YES		0	0	
3428	1611201037	10,321			0	0	
3429	1611201038	Exempt			0	0	
3430	1611201039	10,993			0	0	
3431	1611201040	20,430			0	0	
3432	1611201041	Exempt			0	0	
3433	1611201042	15,942			0	0	
3434	1611201043	14,250			0	0	
3435	1611201044	19,629			0	0	
3436	1611201045	Exempt			0	0	
3437	1611202001	6,115			0	0	
3438	1611202002	6,115			0	0	
3439	1611202003	12,705			0	0	
3440	1611202004	18,560			0	0	
3441	1611202005	11,860			0	0	
3442	1611202006	9,437			0	0	
3443	1611202007	6,115			0	0	
3444	1611202008	9,417		SINGLE FAMILY	1	1	737 N ST LOUIS
3445	1611202009	13,088		SINGLE FAMILY	1	1	735 N ST LOUIS
3446	1611202010	12,723			0	0	
3447	1611202011	10,964		SINGLE FAMILY	1	1	727 N ST LOUIS
3448	1611202012	11,773		SINGLE FAMILY	1	1	725 N ST LOUIS
3449	1611202013	10,975		SINGLE FAMILY	1	1	721 N ST LOUIS
3450	1611202014	7,338			0	0	
3451	1611202015	12,523		SINGLE FAMILY	1	1	715 N ST LOUIS
3452	1611202016	12,407			0	0	
3453	1611202017	13,274		SINGLE FAMILY	1	1	709 N ST LOUIS
3454	1611202018	20,490		MULTI-FAMILY	2	2	707 N ST LOUIS
3455	1611202019	2,246			0	0	
3456	1611202020	23,098			0	0	
3457	1611202021	14,419		MULTI-FAMILY	3	3	701 N ST LOUIS
3458	1611202022	16,205			0	0	
3459	1611202023	17,610			0	0	
3460	1611202024	Exempt			0	0	
3461	1611202026	11,620		SINGLE FAMILY	1	1	744 N TRUMBULL
3462	1611202027	19,247		SINGLE FAMILY	1	1	742 N TRUMBULL
3463	1611202028	10,090		SINGLE FAMILY	1	1	738 N TRUMBULL
3464	1611202029	20,314		SINGLE FAMILY	1	1	736 N TRUMBULL
3465	1611202030	11,938		SINGLE FAMILY	1	1	734 N TRUMBULL
3466	1611202031	10,066			0	0	
3467	1611202032	10,128		SINGLE FAMILY	1	1	728 N TRUMBULL
3468	1611202033	22,235		MULTI-FAMILY	4	4	724 N TRUMBULL
3469	1611202034	11,044		SINGLE FAMILY	1	1	722 N TRUMBULL
3470	1611202035	11,602		SINGLE FAMILY	1	1	718 N TRUMBULL
3471	1611202036	11,509		SINGLE FAMILY	1	1	716 N TRUMBULL
3472	1611202037	13,461		SINGLE FAMILY	1	1	712 N TRUMBULL
3473	1611202038	13,274		SINGLE FAMILY	1	1	710 N TRUMBULL
3474	1611202039	13,274		MULTI-FAMILY	2	2	706 N TRUMBULL
3475	1611202040	12,309		MIXED USE	2	2	704 N TRUMBULL
3476	1611202041	23,320			0	0	
3477	1611202044	49,219	YES		0	0	
3478	1611202045	18,960			0	0	
3479	1611203001	150,340		MULTI-FAMILY	2	2	3415 W CHICAGO
3480	1611203002	20,252	YES	MULTI-FAMILY	2	2	747 N TRUMBULL
3481	1611203003	22,082		MULTI-FAMILY	2	2	745 N TRUMBULL
3482	1611203004	20,861		MULTI-FAMILY	2	2	741 N TRUMBULL
3483	1611203005	20,252		MULTI-FAMILY	2	2	739 N TRUMBULL

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
3484	1611203006	20,189		MULTI-FAMILY	2	2	735 N TRUMBULL
3485	1611203007	20,196		MULTI-FAMILY	2	2	733 N TRUMBULL
3486	1611203008	5,786	YES		0	0	
3487	1611203009	21,826		MULTI-FAMILY	2	2	725 N TRUMBULL
3488	1611203010	19,551	YES	MULTI-FAMILY	2	2	723 N TRUMBULL
3489	1611203011	26,406		MULTI-FAMILY	2	2	721 N TRUMBULL
3490	1611203012	22,684		SINGLE FAMILY	1	1	717 N TRUMBULL
3491	1611203013	20,267	YES	MULTI-FAMILY	2	2	715 N TRUMBULL
3492	1611203014	21,859		MULTI-FAMILY	2	2	711 N TRUMBULL
3493	1611203015	23,091		MULTI-FAMILY	2	2	709 N TRUMBULL
3494	1611203016	21,319		MULTI-FAMILY	2	2	705 N TRUMBULL
3495	1611203017	22,938			0	0	
3496	1611203018	84,213			0	0	
3497	1611203019	24,561			0	0	
3498	1611203020	11,805			0	0	
3499	1611203021	9,657			0	0	
3500	1611203022	19,914	YES	MULTI-FAMILY	2	2	740 N HOMAN
3501	1611203023	20,243		MULTI-FAMILY	2	2	738 N HOMAN
3502	1611203024	20,285			0	0	
3503	1611203025	23,082		MULTI-FAMILY	2	2	734 N HOMAN
3504	1611203026	19,316		MULTI-FAMILY	2	2	728 N HOMAN
3505	1611203027	4,587			0	0	
3506	1611203028	19,120		MULTI-FAMILY	2	2	724 N HOMAN
3507	1611203029	19,700	YES	MULTI-FAMILY	2	2	720 N HOMAN
3508	1611203030	20,356		MULTI-FAMILY	2	2	718 N HOMAN
3509	1611203033	21,810		MULTI-FAMILY	2	2	708 N HOMAN
3510	1611203034	5,050			0	0	
3511	1611203035	22,573		MULTI-FAMILY	2	2	702 N HOMAN
3512	1611203036	22,535		MULTI-FAMILY	2	2	700 N HOMAN
3513	1611203037	21,150			0	0	
3514	1611203038	4,623			0	0	
3515	1611204001	55,481			0	0	
3516	1611204002	72,026			0	0	
3517	1611204003	11,411			0	0	
3518	1611204004	44,003			0	0	
3519	1611204005	17,030			0	0	
3520	1611204006	15,118			0	0	
3521	1611204007	17,005			0	0	
3522	1611204008	9,121			0	0	
3523	1611204009	11,037			0	0	
3524	1611204010	25,317			0	0	
3525	1611204011	25,837		MULTI-FAMILY	6	6	733 N HOMAN
3526	1611204012	31,434		MULTI-FAMILY	4	4	729 N HOMAN
3527	1611204013	21,859		MULTI-FAMILY	2	2	727 N HOMAN
3528	1611204014	20,378		MULTI-FAMILY	2	2	723 N HOMAN
3529	1611204015	20,378		MULTI-FAMILY	2	2	719 N HOMAN
3530	1611204016	22,110		MULTI-FAMILY	2	2	717 N HOMAN
3531	1611204017	4,892			0	0	
3532	1611204018	20,676		MULTI-FAMILY	2	2	711 N HOMAN
3533	1611204019	21,933			0	0	
3534	1611204020	26,971		MULTI-FAMILY	2	2	705 N HOMAN
3535	1611204021	21,003			0	0	
3536	1611204022	10,179		SINGLE FAMILY	1	1	742 N CHRISTIANA
3537	1611204023	11,553		SINGLE FAMILY	1	1	740 N CHRISTIANA
3538	1611204024	10,833		SINGLE FAMILY	1	1	738 N CHRISTIANA
3539	1611204025	19,958		MULTI-FAMILY	2	2	734 N CHRISTIANA
3540	1611204026	20,225		MULTI-FAMILY	2	2	732 N CHRISTIANA
3541	1611204027	22,624		MULTI-FAMILY	2	2	730 N CHRISTIANA
3542	1611204028	22,324		MULTI-FAMILY	2	2	726 N CHRISTIANA
3543	1611204029	20,205		MULTI-FAMILY	2	2	724 N CHRISTIANA
3544	1611204030	9,968		MULTI-FAMILY	2	2	720 N CHRISTIANA
3545	1611204031	20,327		MULTI-FAMILY	2	0	718 N CHRISTIANA
3546	1611204032	19,573	YES	MULTI-FAMILY	2	2	714 N CHRISTIANA
3547	1611204033	20,323		MULTI-FAMILY	2	2	712 N CHRISTIANA
3548	1611204034	19,738		MULTI-FAMILY	2	2	708 N CHRISTIANA
3549	1611204035	20,372		MULTI-FAMILY	3	3	704 N CHRISTIANA
3550	1611204036	20,349		MULTI-FAMILY	3	3	700 N CHRISTIANA
3551	1611205001	12,863			0	0	
3552	1611205002	29,762			0	0	
3553	1611205003	30,202			0	0	
3554	1611205004	22,346			0	0	
3555	1611205005	89,894			0	0	
3556	1611205006	19,311			0	0	
3557	1611205007	21,557			0	0	
3558	1611205008	4,563			0	0	
3559	1611205009	4,754			0	0	
3560	1611205010	Exempt			0	0	
3561	1611205011	20,692	YES	MULTI-FAMILY	2	2	741 N CHRISTIANA
3562	1611205012	22,824		MULTI-FAMILY	2	2	737 N CHRISTIANA
3563	1611205013	19,502		MULTI-FAMILY	2	2	735 N CHRISTIANA
3564	1611205014	20,145		MULTI-FAMILY	2	2	731 N CHRISTIANA
3565	1611205015	20,132		MULTI-FAMILY	2	2	729 N CHRISTIANA
3566	1611205016	20,094		MULTI-FAMILY	2	2	725 N CHRISTIANA

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
3567	1611205017	20,094		MULTI-FAMILY	2	2	723 N CHRISTIANA
3568	1611205018	20,138		MULTI-FAMILY	2	2	719 N CHRISTIANA
3569	1611205019	22,597		MULTI-FAMILY	2	2	717 N CHRISTIANA
3570	1611205020	20,172		MULTI-FAMILY	2	2	713 N CHRISTIANA
3571	1611205021	22,824		MULTI-FAMILY	2	2	711 N CHRISTIANA
3572	1611205022	22,460			0	0	
3573	1611205023	21,657		MULTI-FAMILY	2	2	703 N CHRISTIANA
3574	1611205024	20,345		MULTI-FAMILY	2	2	701 N CHRISTIANA
3575	1611205025	20,910		MULTI-FAMILY	2	2	742 N SPAULDING
3576	1611205026	20,198			0	0	
3577	1611205027	20,868		MULTI-FAMILY	3	3	736 N SPAULDING
3578	1611205028	23,487		MULTI-FAMILY	2	2	732 N SPAULDING
3579	1611205029	22,053		MULTI-FAMILY	2	2	730 N SPAULDING
3580	1611205030	20,314		MULTI-FAMILY	2	2	728 N SPAULDING
3581	1611205031	23,965		MULTI-FAMILY	2	2	724 N SPAULDING
3582	1611205032	20,212		MULTI-FAMILY	2	2	720 N SPAULDING
3583	1611205033	20,227		MULTI-FAMILY	2	2	718 N SPAULDING
3584	1611205034	20,227		MULTI-FAMILY	3	3	714 N SPAULDING
3585	1611205035	23,127		MULTI-FAMILY	2	2	712 N SPAULDING
3586	1611205036	20,305		MULTI-FAMILY	2	2	708 N SPAULDING
3587	1611205037	28,763		MULTI-FAMILY	3	3	706 N SPAULDING
	1611205039						
3588	16112050391001	35,674					
3589	16112050391002	35,674					
3590	16112050391003	35,674					
3591	16112050391004	35,674					
3592	16112050391005	32,928					
3593	16112050391006	32,928					
3594	16112050391007	32,928					
3595	16112050391008	32,928					
3596	1611206001	23,509			0	0	
3597	1611206002	Exempt			0	0	
3598	1611206003	Exempt			0	0	
3599	1611206004	Exempt			0	0	
3600	1611206005	Exempt			0	0	
3601	1611206006	17,012			0	0	
3602	1611206007	17,279			0	0	
3603	1611206008	99,651			0	0	
3604	1611206009	21,132		MULTI-FAMILY	3	3	745 N SPAULDING
3605	1611206010	22,662		MULTI-FAMILY	3	3	743 N SPAULDING
3606	1611206011	21,266		MULTI-FAMILY	2	2	739 N SPAULDING
3607	1611206012	19,816			0	0	
3608	1611206013	28,194	YES	MULTI-FAMILY	2	2	731 N SPAULDING
3609	1611206014	10,691		SINGLE FAMILY	1	1	729 N SPAULDING
3610	1611206015	4,696	YES		0	0	
3611	1611206016	16,892		SINGLE FAMILY	1	1	723 N SPAULDING
3612	1611206017	9,977		MULTI-FAMILY	2	2	721 N SPAULDING
3613	1611206018	10,121	YES	SINGLE FAMILY	1	1	719 N SPAULDING
3614	1611206019	19,353		MULTI-FAMILY	2	2	715 N SPAULDING
3615	1611206020	Exempt			0	0	
3616	1611206021	10,495		SINGLE FAMILY	1	1	744 N SAWYER
3617	1611206022	19,829		MULTI-FAMILY	3	3	742 N SAWYER
3618	1611206023	10,295	YES	MULTI-FAMILY	2	2	740 N SAWYER
3619	1611206024	21,639		MULTI-FAMILY	2	2	736 N SAWYER
3620	1611206025	21,321		MULTI-FAMILY	3	3	734 N SAWYER
3621	1611206026	21,219		MULTI-FAMILY	4	4	732 N SAWYER
3622	1611206027	19,836		MULTI-FAMILY	2	2	730 N SAWYER
3623	1611206028	4,696			0	0	
3624	1611206029	19,960		MULTI-FAMILY	2	2	724 N SAWYER
3625	1611206030	11,629		SINGLE FAMILY	1	1	722 N SAWYER
3626	1611206031	12,816		SINGLE FAMILY	1	0	720 N SAWYER
3627	1611206032	12,396		SINGLE FAMILY	1	1	718 N SAWYER
3628	1611206033	11,260		SINGLE FAMILY	1	1	714 N SAWYER
3629	1611206034	11,242		SINGLE FAMILY	1	1	712 N SAWYER
3630	1611206035	3,255			0	0	
3631	1611206036	22,597		MULTI-FAMILY	3	3	3256 W HURON
3632	1611206037	19,622		MULTI-FAMILY	2	2	3254 W HURON
3633	1611206038	21,995			0	0	
3634	1611206039	9,741		SINGLE FAMILY	1	1	3246 W HURON
3635	1611206040	5,634	YES		0	0	
3636	1611206041	20,516		MULTI-FAMILY	2	2	3242 W HURON
3637	1611206042	19,422		MULTI-FAMILY	2	2	3240 W HURON
3638	1611206043	25,048		MULTI-FAMILY	2	2	3236 W HURON
3639	1611206044	4,407	YES		0	0	
3640	1611207002	13,728		SINGLE FAMILY	1	1	727 N SAWYER
3641	1611207003	9,721		SINGLE FAMILY	1	1	725 N SAWYER
3642	1611207004	9,374		SINGLE FAMILY	1	1	723 N SAWYER
3643	1611207005	11,004		SINGLE FAMILY	1	1	721 N SAWYER
3644	1611207006	10,379		SINGLE FAMILY	1	1	719 N SAWYER
3645	1611207007	22,873		MULTI-FAMILY	2	2	715 N SAWYER
3646	1611207008	4,678			0	0	
3647	1611207010	4,696	YES		0	0	
3648	1611207011	19,749		MULTI-FAMILY	2	2	724 N KEDZIE

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
3649	1611207012	Exempt			0	0	
3650	1611207013	13,659			0	0	
3651	1611207014	12,334			0	0	
3652	1611207015	4,229			0	0	
3653	1611207016	9,810			0	0	
3654	1611207017	4,229			0	0	
3655	1611207018	9,488			0	0	
3656	1611207019	4,605			0	0	
3657	1611207020	21,377		MULTI-FAMILY	2	2	706 N KEDZIE
3658	1611207021	56,848			0	0	
3659	1611207025	Exempt			0	0	
3660	1611208001	36,539	YES		0	0	
3661	1611208002	145,388			0	0	
3662	1611208003	19,144			0	0	
3663	1611208004	24,005		MULTI-FAMILY	2	2	633 N CENTRAL PARK
3664	1611208005	19,771		MULTI-FAMILY	2	2	631 N CENTRAL PARK
3665	1611208006	21,764		MULTI-FAMILY	2	2	629 N CENTRAL PARK
3666	1611208007	9,270		SINGLE FAMILY	1	1	627 N CENTRAL PARK
3667	1611208008	9,417		SINGLE FAMILY	1	1	623 N CENTRAL PARK
3668	1611208010	12,563		SINGLE FAMILY	1	1	617 N CENTRAL PARK
3669	1611208011	10,241		SINGLE FAMILY	1	1	613 N CENTRAL PARK
3670	1611208012	25,208		MULTI-FAMILY	3	3	611 N CENTRAL PARK
3671	1611208013	12,100			0	0	
3672	1611208014	12,127		SINGLE FAMILY	1	1	605 N CENTRAL PARK
3673	1611208015	9,452	YES		0	0	
3674	1611208016	21,130		MULTI-FAMILY	2	2	656 N DRAKE
3675	1611208017	10,284		SINGLE FAMILY	1	1	654 N DRAKE
3676	1611208018	21,510		MULTI-FAMILY	2	2	650 N DRAKE
3677	1611208019	21,624		MULTI-FAMILY	2	2	648 N DRAKE
3678	1611208020	22,684		MULTI-FAMILY	2	2	646 N DRAKE
3679	1611208021	23,373		MULTI-FAMILY	2	2	644 N DRAKE
3680	1611208024	22,838		MULTI-FAMILY	2	2	636 N DRAKE
3681	1611208025	19,985		MULTI-FAMILY	2	2	634 N DRAKE
3682	1611208026	5,001			0	0	
3683	1611208027	23,167		MULTI-FAMILY	2	2	628 N DRAKE
3684	1611208028	20,732		MULTI-FAMILY	2	2	624 N DRAKE
3685	1611208029	20,163	YES	MULTI-FAMILY	2	2	622 N DRAKE
3686	1611208030	20,247		MULTI-FAMILY	2	2	618 N DRAKE
3687	1611208031	17,788		MULTI-FAMILY	2	2	616 N DRAKE
3688	1611208032	23,149		MULTI-FAMILY	2	2	614 N DRAKE
3689	1611208034	18,858		MULTI-FAMILY	2	2	3544 W OHIO
3690	1611208035	3,284			0	0	
3691	1611208036	19,638		MULTI-FAMILY	2	2	3538 W OHIO
3692	1611208037	4,113			0	0	
3693	1611208038	3,284			0	0	
3694	1611208039	9,570		SINGLE FAMILY	1	1	610 N DRAKE
3695	1611208040	11,144		SINGLE FAMILY	1	1	608 N DRAKE
3696	1611208041	10,651			0	0	
3697	1611208042	3,780			0	0	
3698	1611208043	20,185		MULTI-FAMILY	2	2	640 N DRAKE
3699	1611209001	11,106		MULTI-FAMILY	2	0	657 N DRAKE
3700	1611209002	10,215		SINGLE FAMILY	1	1	653 N DRAKE
3701	1611209003	13,412		SINGLE FAMILY	1	1	651 N DRAKE
3702	1611209004	10,666		SINGLE FAMILY	1	1	647 N DRAKE
3703	1611209005	24,443	YES	MULTI-FAMILY	2	2	645 N DRAKE
3704	1611209006	16,421		MULTI-FAMILY	2	2	643 N DRAKE
3705	1611209007	19,707		MULTI-FAMILY	2	2	639 N DRAKE
3706	1611209008	23,184		MULTI-FAMILY	2	2	637 N DRAKE
3707	1611209009	11,820		SINGLE FAMILY	1	1	633 N DRAKE
3708	1611209011	20,145		MULTI-FAMILY	2	2	625 N DRAKE
3709	1611209012	16,543		MULTI-FAMILY	3	3	621 N DRAKE
3710	1611209013	3,831	YES		0	0	
3711	1611209014	22,562	YES		0	0	
3712	1611209015	13,036	YES		0	0	
3713	1611209016	21,781			0	0	
3714	1611209017	4,718			0	0	
3715	1611209018	71,007	YES		0	0	
3716	1611209019	23,625		MULTI-FAMILY	2	2	652 N ST LOUIS
3717	1611209020	4,892	YES		0	0	
3718	1611209021	21,648		MULTI-FAMILY	2	2	646 N ST LOUIS
3719	1611209022	20,903	YES	MULTI-FAMILY	2	2	644 N ST LOUIS
3720	1611209023	4,892	YES		0	0	
3721	1611209024	24,759		MULTI-FAMILY	3	3	638 N ST LOUIS
3722	1611209027	19,038	YES		0	0	
3723	1611209028	9,392	YES	MULTI-FAMILY	2	2	630 N ST LOUIS
3724	1611209029	21,452		MULTI-FAMILY	2	2	624 N ST LOUIS
3725	1611209030	25,101		MULTI-FAMILY	4	4	622 N ST LOUIS
3726	1611209031	9,392	YES		0	0	
3727	1611209032	3,651			0	0	
3728	1611209033	11,578		SINGLE FAMILY	1	1	612 N ST LOUIS
3729	1611209034	12,256		SINGLE FAMILY	1	1	610 N ST LOUIS
3730	1611209035	10,295		SINGLE FAMILY	1	1	608 N ST LOUIS
3731	1611209036	21,459			0	0	

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
3732	1611209037	3,651			0	0	
3733	1611209038	5,114	YES		0	0	
3734	1611209039	19,985		MULTI-FAMILY	2	2	636 N ST LOUIS
3735	1611209040	19,184		MULTI-FAMILY	2	2	634 N ST LOUIS
3736	1611210001	20,285		MULTI-FAMILY	3	3	657 N ST LOUIS
3737	1611210002	19,698			0	0	
3738	1611210004	4,892	YES		0	0	
3739	1611210005	10,210		SINGLE FAMILY	1	1	645 N ST LOUIS
3740	1611210006	4,892	YES		0	0	
3741	1611210007	19,929			0	0	
3742	1611210008	11,829			0	0	
3743	1611210009	11,013		SINGLE FAMILY	1	1	633 N ST LOUIS
3744	1611210010	12,378	YES	SINGLE FAMILY	1	1	629 N ST LOUIS
3745	1611210011	12,329		SINGLE FAMILY	1	1	627 N ST LOUIS
3746	1611210012	11,013		SINGLE FAMILY	1	1	623 N ST LOUIS
3747	1611210013	10,584		SINGLE FAMILY	1	1	621 N ST LOUIS
3748	1611210014	10,248		SINGLE FAMILY	1	1	617 N ST LOUIS
3749	1611210015	11,318		SINGLE FAMILY	1	1	615 N ST LOUIS
3750	1611210016	11,013		SINGLE FAMILY	1	1	611 N ST LOUIS
3751	1611210017	19,318		MULTI-FAMILY	2	2	3456 W OHIO
3752	1611210018	19,318		MULTI-FAMILY	2	2	3454 W OHIO
3753	1611210019	21,655		MULTI-FAMILY	2	2	3450 W OHIO
3754	1611210020	19,938		MULTI-FAMILY	2	2	3448 W OHIO
3755	1611210021	20,156		MULTI-FAMILY	3	3	656 N TRUMBULL
3756	1611210022	20,156		MULTI-FAMILY	3	3	652 N TRUMBULL
3757	1611210023	20,176		MULTI-FAMILY	3	3	650 N TRUMBULL
3758	1611210024	20,178		MULTI-FAMILY	3	3	646 N TRUMBULL
3759	1611210025	20,178		MULTI-FAMILY	3	3	644 N TRUMBULL
3760	1611210026	19,996		MULTI-FAMILY	3	3	640 N TRUMBULL
3761	1611210027	21,197		MULTI-FAMILY	3	3	638 N TRUMBULL
3762	1611210028	4,892			0	0	
3763	1611210029	10,817		SINGLE FAMILY	1	1	634 N TRUMBULL
3764	1611210030	19,407		MULTI-FAMILY	2	2	632 N TRUMBULL
3765	1611210031	4,696			0	0	
3766	1611210032	23,000		MULTI-FAMILY	2	2	626 N TRUMBULL
3767	1611210033	22,826		MULTI-FAMILY	2	2	622 N TRUMBULL
3768	1611210034	20,278		MULTI-FAMILY	2	2	620 N TRUMBULL
3769	1611210035	24,176		MULTI-FAMILY	4	4	616 N TRUMBULL
3770	1611210036	16,272	YES	MULTI-FAMILY	3	3	614 N TRUMBULL
3771	1611210037	24,650		MULTI-FAMILY	3	3	610 N TRUMBULL
3772	1611210038	22,820		MULTI-FAMILY	3	3	606 N TRUMBULL
3773	1611210039	20,085		MULTI-FAMILY	2	2	604 N TRUMBULL
3774	1611210040	7,044	YES		0	0	
3775	1611210041	Exempt			0	0	
3776	1611210042	1,174			0	0	
3777	1611211001	Exempt			0	0	
3778	1611211002	11,544			0	0	
3779	1611211003	4,892	YES		0	0	
3780	1611211004	9,683			0	0	
3781	1611211005	4,892	YES		0	0	
3782	1611211006	4,892		SINGLE FAMILY	1	1	639 N TRUMBULL
3783	1611211007	4,892	YES		0	0	
3784	1611211008	10,055		SINGLE FAMILY	1	1	635 N TRUMBULL
3785	1611211009	18,822		MULTI-FAMILY	2	2	633 N TRUMBULL
3786	1611211010	Exempt			0	0	
3787	1611211011	15,596		MULTI-FAMILY	2	2	627 N TRUMBULL
3788	1611211012	9,339		SINGLE FAMILY	1	1	625 N TRUMBULL
3789	1611211013	10,157		SINGLE FAMILY	1	1	623 N TRUMBULL
3790	1611211014	10,646		SINGLE FAMILY	1	1	621 N TRUMBULL
3791	1611211015	10,526		MULTI-FAMILY	2	2	617 N TRUMBULL
3792	1611211016	9,339		SINGLE FAMILY	1	1	615 N TRUMBULL
3793	1611211017	4,696	YES		0	0	
3794	1611211018	10,141		SINGLE FAMILY	1	1	611 N TRUMBULL
3795	1611211019	17,835			0	0	
3796	1611211020	3,353	YES		0	0	
3797	1611211021	18,608			0	0	
3798	1611211022	Exempt			0	0	
3799	1611211023	3,353	YES		0	0	
3800	1611211024	21,632			0	0	
3801	1611211025	18,095		SINGLE FAMILY	1	1	656 N HOMAN
3802	1611211026	21,770		MULTI-FAMILY	2	2	654 N HOMAN
3803	1611211027	9,783	YES		0	0	
3804	1611211028	4,892			0	0	
3805	1611211029	22,553		SINGLE FAMILY	1	1	644 N HOMAN
3806	1611211030	19,289		MULTI-FAMILY	2	2	642 N HOMAN
3807	1611211031	11,071		SINGLE FAMILY	1	1	638 N HOMAN
3808	1611211032	4,892			0	0	
3809	1611211033	24,770		MULTI-FAMILY	6	6	634 N HOMAN
3810	1611211034	102,752		MULTI-FAMILY	3	3	630 N HOMAN
3811	1611211035	14,059		SINGLE FAMILY	1	1	626 N HOMAN
3812	1611211036	13,761		SINGLE FAMILY	1	1	624 N HOMAN
3813	1611211037	23,558		MULTI-FAMILY	2	2	622 N HOMAN
3814	1611211038	24,236	YES		0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
3815	1611211039	23,024			0	0	
3816	1611211040	Exempt			0	0	
3817	1611211041	Exempt			0	0	
3818	1611211042	Exempt			0	0	
3819	1611211043	Exempt			0	0	
3820	1611212001	27,374			0	0	
3821	1611212002	19,987	YES	MULTI-FAMILY	2	2	653 N HOMAN
3822	1611212003	21,986		MULTI-FAMILY	2	2	651 N HOMAN
3823	1611212004	19,903		MULTI-FAMILY	2	2	647 N HOMAN
3824	1611212005	22,460		MULTI-FAMILY	2	2	645 N HOMAN
3825	1611212006	4,901			0	0	
3826	1611212007	22,798		MULTI-FAMILY	3	3	639 N HOMAN
3827	1611212008	21,793		MULTI-FAMILY	2	2	637 N HOMAN
3828	1611212009	4,901			0	0	
3829	1611212010	26,791		MULTI-FAMILY	2	2	633 N HOMAN
3830	1611212011	21,005		MULTI-FAMILY	2	2	629 N HOMAN
3831	1611212012	19,798		MULTI-FAMILY	2	2	625 N HOMAN
3832	1611212013	20,587		MULTI-FAMILY	2	2	621 N HOMAN
3833	1611212014	19,287		MULTI-FAMILY	2	2	617 N HOMAN
3834	1611212015	12,774		SINGLE FAMILY	1	1	615 N HOMAN
3835	1611212016	19,898		MULTI-FAMILY	2	2	613 N HOMAN
3836	1611212017	19,920		MULTI-FAMILY	2	2	611 N HOMAN
3837	1611212018	22,560		MULTI-FAMILY	2	2	609 N HOMAN
3838	1611212019	4,705		MULTI-FAMILY	3	3	603 N HOMAN
3839	1611212020	27,907		MULTI-FAMILY	3	3	601 N HOMAN
3840	1611212021	20,005			0	0	
3841	1611212022	21,399		MULTI-FAMILY	2	2	654 N CHRISTIANA
3842	1611212023	12,147		SINGLE FAMILY	1	1	650 N CHRISTIANA
3843	1611212024	19,818		MULTI-FAMILY	2	2	648 N CHRISTIANA
3844	1611212025	22,179		MULTI-FAMILY	2	2	644 N CHRISTIANA
3845	1611212026	20,510		MULTI-FAMILY	2	2	642 N CHRISTIANA
3846	1611212027	22,211		MULTI-FAMILY	2	2	638 N CHRISTIANA
3847	1611212028	6,482			0	0	
3848	1611212029	20,805		MULTI-FAMILY	2	2	632 N CHRISTIANA
3849	1611212030	23,218		MULTI-FAMILY	2	2	628 N CHRISTIANA
3850	1611212031	5,496		SINGLE FAMILY	1	1	626 N CHRISTIANA
3851	1611212032	5,496			0	0	
3852	1611212033	20,107		MULTI-FAMILY	2	2	620 N CHRISTIANA
3853	1611212034	20,107	YES	MULTI-FAMILY	2	0	618 N CHRISTIANA
3854	1611212035	22,326		MULTI-FAMILY	2	2	614 N CHRISTIANA
3855	1611212036	22,400		MULTI-FAMILY	2	2	612 N CHRISTIANA
3856	1611212037	4,705			0	0	
3857	1611212038	27,760		MULTI-FAMILY	3	3	608 N CHRISTIANA
3858	1611212039	83,648		MULTI-FAMILY	2	2	600 N CHRISTIANA
3859	1611213001	20,040		MULTI-FAMILY	2	2	657 N CHRISTIANA
3860	1611213002	20,007		MULTI-FAMILY	2	2	653 N CHRISTIANA
3861	1611213003	4,901			0	0	
3862	1611213004	4,901	YES		0	0	
3863	1611213005	21,935		MULTI-FAMILY	2	2	647 N CHRISTIANA
3864	1611213006	19,954		MULTI-FAMILY	2	2	645 N CHRISTIANA
3865	1611213007	19,320	YES		0	0	
3866	1611213008	19,367		MULTI-FAMILY	2	2	639 N CHRISTIANA
3867	1611213009	11,660		SINGLE FAMILY	1	1	637 N CHRISTIANA
3868	1611213010	19,867		MULTI-FAMILY	2	2	635 N CHRISTIANA
3869	1611213011	10,321		MULTI-FAMILY	2	2	631 N CHRISTIANA
3870	1611213012	10,775		SINGLE FAMILY	1	1	629 N CHRISTIANA
3871	1611213013	21,857		MULTI-FAMILY	2	2	627 N CHRISTIANA
3872	1611213014	4,705	YES		0	0	
3873	1611213015	15,064			0	0	
3874	1611213016	9,808		SINGLE FAMILY	1	1	619 N CHRISTIANA
3875	1611213017	12,312		SINGLE FAMILY	1	1	617 N CHRISTIANA
3876	1611213018	12,767		SINGLE FAMILY	1	1	615 N CHRISTIANA
3877	1611213019	19,791		MULTI-FAMILY	2	2	613 N CHRISTIANA
3878	1611213020	23,791		MULTI-FAMILY	3	3	3324 W OHIO
3879	1611213021	Exempt			0	0	
3880	1611213022	Exempt			0	0	
3881	1611213023	24,427		MULTI-FAMILY	3	3	3318 W OHIO
3882	1611213024	4,754	YES		0	0	
3883	1611213025	20,483		MULTI-FAMILY	2	2	656 N SPAULDING
3884	1611213026	23,207		MULTI-FAMILY	2	2	654 N SPAULDING
3885	1611213027	16,474		MULTI-FAMILY	2	2	650 N SPAULDING
3886	1611213028	22,720		MULTI-FAMILY	2	2	646 N SPAULDING
3887	1611213029	20,132		MULTI-FAMILY	2	2	644 N SPAULDING
3888	1611213030	11,653		SINGLE FAMILY	1	1	642 N SPAULDING
3889	1611213031	25,243		MULTI-FAMILY	3	3	638 N SPAULDING
3890	1611213032	12,483		SINGLE FAMILY	1	1	636 N SPAULDING
3891	1611213033	12,245		SINGLE FAMILY	1	1	634 N SPAULDING
3892	1611213034	19,851		MULTI-FAMILY	3	3	632 N SPAULDING
3893	1611213035	21,793		MULTI-FAMILY	2	2	628 N SPAULDING
3894	1611213036	9,846		MULTI-FAMILY	2	2	626 N SPAULDING
3895	1611213037	9,846		MULTI-FAMILY	2	0	624 N SPAULDING
3896	1611213038	21,203		MULTI-FAMILY	2	2	622 N SPAULDING
3897	1611213039	23,685		MULTI-FAMILY	2	2	620 N SPAULDING

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
3898	1611213040	21,886		MULTI-FAMILY	2	2	618 N SPAULDING
3899	1611213041	Exempt			0	0	
3900	1611213042	29,183		MULTI-FAMILY	3	3	608 N SPAULDING
3901	1611213043	23,111		MULTI-FAMILY	3	3	600 N SPAULDING
3902	1611214001	20,418		MULTI-FAMILY	3	3	655 N SPAULDING
3903	1611214002	23,296			0	0	
3904	1611214003	24,819		MULTI-FAMILY	2	2	649 N SPAULDING
3905	1611214004	11,418		MULTI-FAMILY	2	2	647 N SPAULDING
3906	1611214005	10,846		MULTI-FAMILY	2	2	645 N SPAULDING
3907	1611214006	20,274		MULTI-FAMILY	2	2	643 N SPAULDING
3908	1611214007	23,071		MULTI-FAMILY	2	2	641 N SPAULDING
3909	1611214008	19,780		MULTI-FAMILY	2	2	637 N SPAULDING
3910	1611214009	20,236		MULTI-FAMILY	2	2	633 N SPAULDING
3911	1611214010	20,163		MULTI-FAMILY	2	2	631 N SPAULDING
3912	1611214011	Exempt			0	0	
3913	1611214012	Exempt			0	0	
3914	1611214013	4,774			0	0	
3915	1611214014	4,892			0	0	
3916	1611214015	20,016		MULTI-FAMILY	2	2	650 N SAWYER
3917	1611214016	22,815		MULTI-FAMILY	2	2	648 N SAWYER
3918	1611214017	20,036		MULTI-FAMILY	3	3	646 N SAWYER
3919	1611214018	22,882		MULTI-FAMILY	2	2	642 N SAWYER
3920	1611214019	19,473			0	0	
3921	1611214020	30,518		MULTI-FAMILY	2	2	634 N SAWYER
3922	1611215001	9,674	YES		0	0	
3923	1611215002	4,892	YES		0	0	
3924	1611215003	4,892	YES		0	0	
3925	1611215004	4,892	YES		0	0	
3926	1611215005	19,598		MULTI-FAMILY	2	2	645 N SAWYER
3927	1611215006	20,109		MULTI-FAMILY	2	2	643 N SAWYER
3928	1611215007	20,556		MULTI-FAMILY	2	2	639 N SAWYER
3929	1611215008	20,109			0	0	
3930	1611215009	21,704		MULTI-FAMILY	2	2	633 N SAWYER
3931	1611215010	21,704		MULTI-FAMILY	2	2	631 N SAWYER
3932	1611215011	22,151		MULTI-FAMILY	2	0	627 N SAWYER
3933	1611215012	19,754		MULTI-FAMILY	2	2	625 N SAWYER
3934	1611215013	19,754		MULTI-FAMILY	2	2	623 N SAWYER
3935	1611215014	19,122		MULTI-FAMILY	2	2	621 N SAWYER
3936	1611215015	20,545		MULTI-FAMILY	2	2	617 N SAWYER
3937	1611215016	Exempt			0	0	
3938	1611215017	Exempt			0	0	
3939	1611215018	21,835		MULTI-FAMILY	2	2	611 N SAWYER
3940	1611215021	5,888			0	0	
3941	1611215022	34,095			0	0	
3942	1611215023	4,696			0	0	
3943	1611215024	4,696			0	0	
3944	1611215025	4,696			0	0	
3945	1611215026	4,696			0	0	
3946	1611215027	4,696			0	0	
3947	1611215028	5,674			0	0	
3948	1611215029	20,132	YES		0	0	
3949	1611215030	21,768		MULTI-FAMILY	2	2	620 N KEDZIE
3950	1611215031	5,674	YES		0	0	
3951	1611215032	21,266		MULTI-FAMILY	2	2	616 N KEDZIE
3952	1611215033	4,892			0	0	
3953	1611215034	4,892	YES		0	0	
3954	1611215035	5,016			0	0	
3955	1611215036	18,242		SINGLE FAMILY	1	1	604 N KEDZIE
3956	1611215037	5,888	YES		0	0	
3957	1611215038	5,888	YES		0	0	
3958	1611215039	22,173		MULTI-FAMILY	2	2	600 N KEDZIE
3959	1611216001	9,450	YES		0	0	
3960	1611216002	21,555		SINGLE FAMILY	1	1	545 N CENTRAL PARK
3961	1611216003	14,444		SINGLE FAMILY	1	1	541 N CENTRAL PARK
3962	1611216004	20,281			0	0	
3963	1611216005	19,589		MULTI-FAMILY	2	2	533 N CENTRAL PARK
3964	1611216006	19,787		MULTI-FAMILY	2	2	531 N CENTRAL PARK
3965	1611216007	22,455		MULTI-FAMILY	2	2	529 N CENTRAL PARK
3966	1611216008	3,435			0	0	
3967	1611216009	3,297			0	0	
3968	1611216010	Exempt			0	0	
3969	1611216011	10,886		SINGLE FAMILY	1	1	548 N DRAKE
3970	1611216012	11,011		SINGLE FAMILY	1	1	544 N DRAKE
3971	1611216013	11,069		SINGLE FAMILY	1	1	542 N DRAKE
3972	1611216014	11,531			0	0	
3973	1611216015	11,011		SINGLE FAMILY	1	1	536 N DRAKE
3974	1611216016	11,011		SINGLE FAMILY	1	1	532 N DRAKE
3975	1611216017	12,343		SINGLE FAMILY	1	1	530 N DRAKE
3976	1611216018	13,354		SINGLE FAMILY	1	1	526 N DRAKE
3977	1611216019	12,343		SINGLE FAMILY	1	1	524 N DRAKE
3978	1611216020	13,937		SINGLE FAMILY	1	1	520 N DRAKE
3979	1611216021	10,933		SINGLE FAMILY	1	1	518 N DRAKE
3980	1611216022	11,037			0	0	

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
3981	1611216023	134,250			0	0	
3982	1611216024	25,926		MULTI-FAMILY	3	0	3548 W FRANKLIN
3983	1611216025	29,464			0	0	
3984	1611216026	5,943			0	0	
3985	1611216027	5,519			0	0	
3986	1611216028	5,307			0	0	
3987	1611216029	Exempt			0	0	
3988	1611217001	9,783	YES		0	0	
3989	1611217002	22,833		MULTI-FAMILY	2	0	545 N DRAKE
3990	1611217003	4,892			0	0	
3991	1611217004	12,140		SINGLE FAMILY	1	1	539 N DRAKE
3992	1611217005	9,930		SINGLE FAMILY	1	1	537 N DRAKE
3993	1611217006	9,915		SINGLE FAMILY	1	1	535 N DRAKE
3994	1611217007	9,950		SINGLE FAMILY	1	1	533 N DRAKE
3995	1611217008	23,062		MULTI-FAMILY	3	3	531 N DRAKE
3996	1611217009	25,366	YES	MULTI-FAMILY	3	3	527 N DRAKE
3997	1611217010	6,261	YES		0	0	
3998	1611217011	9,852		SINGLE FAMILY	1	1	521 N DRAKE
3999	1611217012	21,675		MULTI-FAMILY	2	2	519 N DRAKE
4000	1611217013	4,892	YES		0	0	
4001	1611217014	19,107		MULTI-FAMILY	2	2	546 N ST LOUIS
4002	1611217015	11,720		SINGLE FAMILY	1	1	542 N ST LOUIS
4003	1611217016	3,913			0	0	
4004	1611217017	19,818		MULTI-FAMILY	2	2	538 N ST LOUIS
4005	1611217018	19,818		MULTI-FAMILY	2	2	536 N ST LOUIS
4006	1611217019	19,404	YES	MULTI-FAMILY	2	2	532 N ST LOUIS
4007	1611217020	4,892	YES		0	0	
4008	1611217021	4,892	YES		0	0	
4009	1611217022	4,892	YES		0	0	
4010	1611217023	4,892	YES		0	0	
4011	1611217024	12,151	YES	MULTI-FAMILY	2	2	520 N ST LOUIS
4012	1611217025	10,237		MULTI-FAMILY	2	2	518 N ST LOUIS
4013	1611217026	14,012		SINGLE FAMILY	1	1	3524 W FRANKLIN
4014	1611217027	14,075		SINGLE FAMILY	1	1	3522 W FRANKLIN
4015	1611217028	20,527		MULTI-FAMILY	2	2	3520 W FRANKLIN
4016	1611217029	20,514		MULTI-FAMILY	2	2	3518 W FRANKLIN
4017	1611217030	20,347		MULTI-FAMILY	2	2	3514 W FRANKLIN
4018	1611217031	20,292		MULTI-FAMILY	2	2	3512 W FRANKLIN
4019	1611217032	20,407		MULTI-FAMILY	2	2	3510 W FRANKLIN
4020	1611217033	19,260			0	0	
4021	1611218001	Exempt			0	0	
4022	1611218002	22,046			0	0	
4023	1611218003	20,152			0	0	
4024	1611218004	24,323		MULTI-FAMILY	3	3	539 N ST LOUIS
4025	1611218005	20,169		MULTI-FAMILY	2	2	535 N ST LOUIS
4026	1611218006	20,241		MULTI-FAMILY	2	2	531 N ST LOUIS
4027	1611218007	20,180		MULTI-FAMILY	2	2	529 N ST LOUIS
4028	1611218008	12,754		SINGLE FAMILY	1	1	527 N ST LOUIS
4029	1611218009	10,439		SINGLE FAMILY	1	1	525 N ST LOUIS
4030	1611218010	4,696			0	0	
4031	1611218011	4,500	YES		0	0	
4032	1611218012	19,918			0	0	
4033	1611218013	5,772			0	0	
4034	1611218014	19,220			0	0	
4035	1611218015	21,815		MULTI-FAMILY	2	2	546 N TRUMBULL
4036	1611218016	1,121			0	0	
4037	1611218017	4,696			0	0	
4038	1611218018	4,696			0	0	
4039	1611218019	4,892			0	0	
4040	1611218020	Exempt		MULTI-FAMILY	3	3	518 N TRUMBULL
4041	1611218021	4,696			0	0	
4042	1611218022	4,696			0	0	
4043	1611218023	4,696			0	0	
4044	1611218024	20,467			0	0	
4045	1611218025	Exempt			0	0	
4046	1611218026	Exempt			0	0	
4047	1611218027	Exempt			0	0	
4048	1611218028	249,479			0	0	
4049	1611219001	20,545		MULTI-FAMILY	2	2	549 N TRUMBULL
4050	1611219002	19,331			0	0	
4051	1611219003	5,541	YES	MULTI-FAMILY	2	2	543 N TRUMBULL
4052	1611219004	22,949		MULTI-FAMILY	2	2	541 N TRUMBULL
4053	1611219005	20,614		MULTI-FAMILY	2	2	539 N TRUMBULL
4054	1611219006	20,561		MULTI-FAMILY	2	2	535 N TRUMBULL
4055	1611219007	22,002		MULTI-FAMILY	2	2	533 N TRUMBULL
4056	1611219008	20,076		MULTI-FAMILY	2	2	531 N TRUMBULL
4057	1611219009	19,569		MULTI-FAMILY	2	2	527 N TRUMBULL
4058	1611219010	3,911			0	0	
4059	1611219011	10,104		SINGLE FAMILY	1	1	523 N TRUMBULL
4060	1611219012	3,858			0	0	
4061	1611219013	19,078		MULTI-FAMILY	2	2	517 N TRUMBULL
4062	1611219014	Exempt			0	0	
4063	1611219015	21,154		MULTI-FAMILY	2	2	542 N HOMAN

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
4064	1611219016	4,563			0	0	
4065	1611219017	23,360		MULTI-FAMILY	3	3	536 N HOMAN
4066	1611219018	24,298		MULTI-FAMILY	2	2	532 N HOMAN
4067	1611219019	20,336		MULTI-FAMILY	2	2	528 N HOMAN
4068	1611219020	19,300		SINGLE FAMILY	1	1	526 N HOMAN
4069	1611219021	3,864	YES		0	0	
4070	1611219022	9,127			0	0	
4071	1611219023	4,342			0	0	
4072	1611219024	20,630		MULTI-FAMILY	2	0	3424 W FRANKLIN
4073	1611219025	14,835		MULTI-FAMILY	2	2	3418 W FRANKLIN
4074	1611219026	5,170	YES		0	0	
4075	1611219027	20,314		MULTI-FAMILY	2	0	3414 W FRANKLIN
4076	1611219028	13,712			0	0	
4077	1611219029	20,169		MULTI-FAMILY	2	2	3408 W FRANKLIN
4078	1611219030	13,972		MULTI-FAMILY	2	2	3406 W FRANKLIN
4079	1611219031	129,534		MULTI-FAMILY	6	0	3400 W FRANKLIN
4080	1611220001	114,555		MULTI-FAMILY	12	12	533 N HOMAN
4081	1611220002	29,499	YES		0	0	
4082	1611220003	9,988	YES		0	0	
4083	1611220004	9,988	YES		0	0	
4084	1611220005	9,988	YES		0	0	
4085	1611220006	9,988			0	0	
4086	1611220007	29,504		MULTI-FAMILY	6	0	525 N HOMAN
4087	1611220008	31,469		MULTI-FAMILY	6	6	521 N HOMAN
4088	1611220009	22,660			0	0	
4089	1611220010	28,639			0	0	
4090	1611220011	28,639			0	0	
4091	1611220012	46,829			0	0	
4092	1611220014	32,063			0	0	
4093	1611220015	30,168			0	0	
4094	1611221001	740,003			0	0	
4095	1611222001	Exempt			0	0	
4096	1611222002	4,892			0	0	
4097	1611222003	3,987			0	0	
4098	1611222004	21,970		MULTI-FAMILY	2	2	539 N SPAULDING
4099	1611222007	4,892			0	0	
4100	1611222008	Exempt			0	0	
4101	1611222009	20,160		MULTI-FAMILY	3	3	527 N SPAULDING
4102	1611222010	8,923			0	0	
4103	1611222011	21,761			0	0	
4104	1611222012	9,783			0	0	
4105	1611222015	20,545			0	0	
4106	1611222016	20,453		MULTI-FAMILY	2	2	530 N SAWYER
4107	1611222017	19,173		MULTI-FAMILY	2	2	528 N SAWYER
4108	1611222018	22,829		MULTI-FAMILY	2	2	524 N SAWYER
4109	1611222019	22,629		MULTI-FAMILY	2	2	522 N SAWYER
4110	1611222020	20,185			0	0	
4111	1611222026	8,327			0	0	
4112	1611222027	7,435			0	0	
4113	1611222028	Exempt			0	0	
4114	1611222029	828,625			0	0	
4115	1611223001	19,934		MULTI-FAMILY	2	2	549 N SAWYER
4116	1611223002	2,815			0	0	
4117	1611223003	Exempt			0	0	
4118	1611223004	2,815			0	0	
4119	1611223005	17,930			0	0	
4120	1611223006	4,705			0	0	
4121	1611223007	4,705			0	0	
4122	1611223008	4,705			0	0	
4123	1611223009	4,705			0	0	
4124	1611223010	4,705			0	0	
4125	1611223011	4,705			0	0	
4126	1611223012	4,705			0	0	
4127	1611223013	19,178			0	0	
4128	1611223014	Exempt			0	0	
4129	1611223015	4,705			0	0	
4130	1611223016	3,315			0	0	
4131	1611223017	3,315			0	0	
4132	1611223018	18,386			0	0	
4133	1611223019	20,352			0	0	
4134	1611223020	2,813			0	0	
4135	1611223021	2,813			0	0	
4136	1611223022	2,813			0	0	
4137	1611223023	2,813			0	0	
4138	1611223024	2,813			0	0	
4139	1611223025	4,705			0	0	
4140	1611223026	4,705			0	0	
4141	1611223027	3,422			0	0	
4142	1611223028	4,705			0	0	
4143	1611223029	21,219		MULTI-FAMILY	2	2	528 N KEDZIE
4144	1611223030	18,279		MULTI-FAMILY	2	2	526 N KEDZIE
4145	1611223031	4,705			0	0	
4146	1611223032	4,705			0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
4147	1611223033	19,120		MULTI-FAMILY	2	2	520 N KEDZIE
4148	1611223034	2,724			0	0	
4149	1611223050	115,402			0	0	
4150	1611224003	20,956		SINGLE FAMILY	1	1	441 N CENTRAL PARK
4151	1611224004	22,171		SINGLE FAMILY	1	1	439 N CENTRAL PARK
4152	1611224005	5,267			0	0	
4153	1611224006	50,516		MULTI-FAMILY	6	6	431 N CENTRAL PARK
4154	1611224007	15,524		MULTI-FAMILY	2	2	427 N CENTRAL PARK
4155	1611224010	14,893			0	0	
4156	1611224030	Exempt			0	0	
4157	1611224031	Exempt			0	0	
4158	1611224032	20,636		MULTI-FAMILY	2	2	415 N CENTRAL PARK
4159	1611224038	Exempt		MULTI-FAMILY	157	157	430-440 N DRAKE
4160	1611224040	Exempt			0	0	
4161	1611224041	Exempt			0	0	
4162	1611225001	290,803			0	0	
4163	1611225002	23,018			0	0	
4164	1611225003	21,930			0	0	
4165	1611225004	15,854			0	0	
4166	1611225005	5,952			0	0	
4167	1611225006	3,844			0	0	
4168	1611225007	11,138			0	0	
4169	1611225008	9,835		SINGLE FAMILY	1	1	421 N DRAKE
4170	1611225009	20,919		MULTI-FAMILY	2	2	419 N DRAKE
4171	1611225015	20,636			0	0	
4172	1611225016	10,095			0	0	
4173	1611225017	10,177			0	0	
4174	1611225018	12,770			0	0	
4175	1611225019	12,494			0	0	
4176	1611225020	Exempt			0	0	
4177	1611225021	Exempt			0	0	
4178	1611225022	196			0	0	
4179	1611225024	Exempt			0	0	
4180	1611225025	10,522			0	0	
4181	1611225026	Exempt			0	0	
4182	1611226001	16,667			0	0	
4183	1611226002	5,501			0	0	
4184	1611226003	6,224			0	0	
4185	1611226004	20,338			0	0	
4186	1611226005	18,030			0	0	
4187	1611226006	11,002			0	0	
4188	1611226007	18,942			0	0	
4189	1611226008	4,892			0	0	
4190	1611226009	18,308			0	0	
4191	1611226010	4,892			0	0	
4192	1611226011	11,825			0	0	
4193	1611226012	4,892			0	0	
4194	1611226013	11,224			0	0	
4195	1611226014	5,959			0	0	
4196	1611226015	9,143			0	0	
4197	1611226016	10,368			0	0	
4198	1611226017	4,892			0	0	
4199	1611226018	9,597			0	0	
4200	1611226019	19,702		MULTI-FAMILY	2	2	428 N TRUMBULL
4201	1611226020	13,101		SINGLE FAMILY	1	1	426 N TRUMBULL
4202	1611226021	9,279		SINGLE FAMILY	1	0	424 N TRUMBULL
4203	1611226022	9,652		SINGLE FAMILY	1	1	420 N TRUMBULL
4204	1611226023	10,820		SINGLE FAMILY	1	1	418 N TRUMBULL
4205	1611226024	4,892			0	0	
4206	1611226025	10,873		SINGLE FAMILY	1	1	414 N TRUMBULL
4207	1611226026	21,012		SINGLE FAMILY	1	1	410 N TRUMBULL
4208	1611226027	8,934			0	0	
4209	1611226028	8,934			0	0	
4210	1611226029	8,934			0	0	
4211	1611226030	9,597		SINGLE FAMILY	1	1	400 N TRUMBULL
4212	1611227001	10,753			0	0	
4213	1611227002	4,903			0	0	
4214	1611227003	13,150		MULTI-FAMILY	2	2	3417 W FRANKLIN
4215	1611227004	20,056		MULTI-FAMILY	2	2	3415 W FRANKLIN
4216	1611227005	22,844		MULTI-FAMILY	2	2	3413 W FRANKLIN
4217	1611227006	30,295		MULTI-FAMILY	3	3	3411 W FRANKLIN
4218	1611227007	5,376			0	0	
4219	1611227008	Exempt			0	0	
4220	1611227009	3,762			0	0	
4221	1611227010	3,962			0	0	
4222	1611227011	9,067			0	0	
4223	1611227012	9,067			0	0	
4224	1611227013	34,022			0	0	
4225	1611227014	9,190			0	0	
4226	1611227015	9,190			0	0	
4227	1611227016	8,296			0	0	
4228	1611227017	8,296			0	0	
4229	1611227022	Exempt			0	0	

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
4230	1611227023	Exempt			0	0	
4231	1611228001	Exempt			0	0	
4232	1611228002	Exempt			0	0	
4233	1611229005	22,448			0	0	
4234	1611229006	24,774			0	0	
4235	1611229007	15,636			0	0	
4236	1611229008	10,642			0	0	
4237	1611229009	116,716			0	0	
4238	1611229010	100,669			0	0	
4239	1611229011	Exempt			0	0	
4240	1611229013	1,910			0	0	
4241	1611229014	1,910			0	0	
4242	1611229015	1,910			0	0	
4243	1611229016	1,910			0	0	
4244	1611229017	1,910			0	0	
4245	1611229022	Exempt			0	0	
4246	1611229023	Exempt			0	0	
4247	1611229024	Exempt			0	0	
4248	1611230001	2,715			0	0	
4249	1611230002	2,606			0	0	
4250	1611230003	20,274			0	0	
4251	1611230004	5,212			0	0	
4252	1611230005	5,212			0	0	
4253	1611230006	5,212			0	0	
4254	1611230007	5,212			0	0	
4255	1611230008	5,212			0	0	
4256	1611230009	13,884			0	0	
4257	1611230010	3,351			0	0	
4258	1611230011	18,288			0	0	
4259	1611230012	10,646			0	0	
4260	1611230013	19,802			0	0	
4261	1611230014	3,611			0	0	
4262	1611230015	4,967			0	0	
4263	1611230016	1,788			0	0	
4264	1611230017	6,597			0	0	
4265	1611230018	6,597			0	0	
4266	1611230019	12,216			0	0	
4267	1611230020	13,194			0	0	
4268	1611230021	6,597			0	0	
4269	1611230022	Exempt			0	0	
4270	1611230023	4,967			0	0	
4271	1611230024	Exempt			0	0	
4272	1611230025	Exempt			0	0	
4273	1611230026	Exempt			0	0	
4274	1611230027	Exempt			0	0	
4275	1611230028	Exempt			0	0	
4276	1611303001	9,752			0	0	
4277	1611303002	30,360			0	0	
4278	1611303003	34,562			0	0	
4279	1611303004	34,562			0	0	
4280	1611303005	19,774		MULTI-FAMILY	2	2	379 N AVERS
4281	1611303006	Exempt			0	0	
4282	1611303007	Exempt			0	0	
4283	1611303008	24,063		MULTI-FAMILY	3	3	371 N AVERS
4284	1611303011	20,143	YES	MULTI-FAMILY	2	2	3832 W FULTON
4285	1611303012	2,839		MULTI-FAMILY	3	3	3824 W FULTON
4286	1611303013	2,839			0	0	
4287	1611303014	18,884			0	0	
4288	1611303015	3,907	YES		0	0	
4289	1611303016	3,907			0	0	
4290	1611303017	4,992			0	0	
4291	1611303018	2,995			0	0	
4292	1611303019	10,141			0	0	
4293	1611303020	5,090			0	0	
4294	1611303021	Exempt			0	0	
4295	1611303022	10,273		SINGLE FAMILY	1	1	376 N HAMLIN
4296	1611303023	20,038			0	0	
4297	1611303024	9,946			0	0	
4298	1611303025	35,076		MULTI-FAMILY	2	2	368 N HAMLIN
4299	1611303026	4,218			0	0	
4300	1611303027	20,298		MULTI-FAMILY	2	2	362 N HAMLIN
4301	1611303028	23,925		MULTI-FAMILY	2	2	358 N HAMLIN
4302	1611303029	21,853		MULTI-FAMILY	2	2	369 N AVERS
4303	1611303030	10,877		SINGLE FAMILY	1	1	367 N AVERS
4304	1611304001	Exempt			0	0	
4305	1611304002	23,567			0	0	
4306	1611304003	19,840			0	0	
4307	1611304004	23,309		MULTI-FAMILY	2	2	335 N AVERS
4308	1611304005	4,983			0	0	
4309	1611304006	2,490			0	0	
4310	1611304007	21,523		MULTI-FAMILY	2	0	327 N AVERS
4311	1611304008	19,095			0	0	
4312	1611304009	21,250		MULTI-FAMILY	3	3	321 N AVERS

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
4313	1611304010	20,152		MULTI-FAMILY	2	2	319 N AVERS
4314	1611304011	25,535		MULTI-FAMILY	3	3	317 N AVERS
4315	1611304018	3,907			0	0	
4316	1611304019	3,907			0	0	
4317	1611304020	Exempt			0	0	
4318	1611304021	Exempt			0	0	
4319	1611304022	20,403			0	0	
4320	1611304023	10,179			0	0	
4321	1611304024	20,367		MULTI-FAMILY	2	2	334 N HAMLIN
4322	1611304025	27,345		MULTI-FAMILY	4	4	332 N HAMLIN
4323	1611304026	5,090			0	0	
4324	1611304027	Exempt			0	0	
4325	1611304028	Exempt			0	0	
4326	1611304029	22,569			0	0	
4327	1611304030	5,090			0	0	
4328	1611304031	5,090			0	0	
4329	1611304032	22,833			0	0	
4330	1611304033	631			0	0	
4331	1611304034	20,841			0	0	
4332	1611304041	4,794			0	0	
4333	1611304042	11,462			0	0	
4334	1611400001	Exempt			0	0	
4335	1611400002	Exempt			0	0	
4336	1611400003	3,084			0	0	
4337	1611400004	18,860			0	0	
4338	1611400005	5,508			0	0	
4339	1611400006	5,999			0	0	
4340	1611400007	23,589			0	0	
4341	1611400008	9,803			0	0	
4342	1611400009	3,028			0	0	
4343	1611400010	7,120			0	0	
4344	1611400011	19,876			0	0	
4345	1611400012	Exempt			0	0	
4346	1611400013	25,248			0	0	
4347	1611400014	19,480			0	0	
4348	1611400015	19,480			0	0	
4349	1611400016	4,585			0	0	
4350	1611400017	Exempt			0	0	
4351	1611400018	Exempt			0	0	
4352	1611400019	Exempt			0	0	
4353	1611401005	8,856		MULTI-FAMILY	2	2	3448 W CARROLL
4354	1611401006	19,751		MULTI-FAMILY	3	3	3446 W CARROLL
4355	1611401007	17,132		MULTI-FAMILY	3	3	3442 W CARROLL
4356	1611401008	Exempt			0	0	
4357	1611401009	Exempt			0	0	
4358	1611401010	4,938			0	0	
4359	1611401011	Exempt			0	0	
4360	1611401012	6,250			0	0	
4361	1611401013	19,980			0	0	
4362	1611401014	9,065		SINGLE FAMILY	1	1	3424 W CARROLL
4363	1611401015	9,052		SINGLE FAMILY	1	1	3422 W CARROLL
4364	1611401016	12,007		SINGLE FAMILY	1	1	3420 W CARROLL
4365	1611401017	9,154		SINGLE FAMILY	1	0	3418 W CARROLL
4366	1611401018	8,818		SINGLE FAMILY	1	1	3414 W CARROLL
4367	1611401019	8,941		SINGLE FAMILY	1	1	3412 W CARROLL
4368	1611401020	18,920		MULTI-FAMILY	2	2	3410 W CARROLL
4369	1611401021	19,553		MULTI-FAMILY	2	2	3408 W CARROLL
4370	1611401022	19,553		MULTI-FAMILY	2	2	3406 W CARROLL
4371	1611401023	21,921		MULTI-FAMILY	2	2	3402 W CARROLL
4372	1611401024	19,553		MULTI-FAMILY	2	2	3400 W CARROLL
4373	1611401025	Exempt			0	0	
4374	1611402001	19,749			0	0	
4375	1611402002	19,115			0	0	
4376	1611402003	18,651		SINGLE FAMILY	1	1	3358 W CARROLL
4377	1611402004	3,028			0	0	
4378	1611402005	2,844			0	0	
4379	1611402006	4,741			0	0	
4380	1611402007	Exempt			0	0	
4381	1611402008	18,488			0	0	
4382	1611402009	10,557			0	0	
4383	1611402010	3,940			0	0	
4384	1611402011	4,067			0	0	
4385	1611402012	4,938			0	0	
4386	1611402013	Exempt			0	0	
4387	1611402014	Exempt			0	0	
4388	1611402015	Exempt			0	0	
4389	1611402016	24,336			0	0	
4390	1611402017	21,917			0	0	
4391	1611402018	23,242			0	0	
4392	1611402019	9,539			0	0	
4393	1611402020	8,812			0	0	
4394	1611402021	3,446			0	0	
4395	1611402022	Exempt			0	0	

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ²	RESIDENTIAL PROPERTY ADDRESS ⁴
4396	1611402023	4,741			0	0	
4397	1611402024	21,657		MULTI-FAMILY	2	2	3264 W CARROLL
4398	1611402025	18,439		MULTI-FAMILY	2	0	3262 W CARROLL
4399	1611402026	19,080		MULTI-FAMILY	2	2	3260 W CARROLL
4400	1611402027	18,448		MULTI-FAMILY	2	2	3256 W CARROLL
4401	1611402028	19,080		MULTI-FAMILY	2	2	3254 W CARROLL
4402	1611402029	22,397			0	0	
4403	1611402030	4,741			0	0	
4404	1611402031	4,741			0	0	
4405	1611402032	19,911			0	0	
4406	1611402033	26,433			0	0	
4407	1611402034	Exempt			0	0	
4408	1611402035	Exempt			0	0	
4409	1611402036	Exempt			0	0	
4410	1611402037	19,542		MULTI-FAMILY	2	0	3230 W CARROLL
4411	1611402038	18,902		MULTI-FAMILY	2	2	3228 W CARROLL
4412	1611402039	20,307		MULTI-FAMILY	2	2	3226 W CARROLL
4413	1611402040	19,542		MULTI-FAMILY	2	2	3224 W CARROLL
4414	1611402041	21,759		MULTI-FAMILY	2	2	3222 W CARROLL
4415	1611402042	19,536		MULTI-FAMILY	2	2	3220 W CARROLL
4416	1611402043	19,536		MULTI-FAMILY	2	2	3218 W CARROLL
4417	1611402044	19,536			0	0	
4418	1611402045	3,949			0	0	
4419	1611402046	7,589			0	0	
4420	1611402047	25,888			0	0	
4421	1611402048	105,187			0	0	
4422	1611403001	Exempt			0	0	
4423	1611403002	24,105			0	0	
4424	1611403003	18,749			0	0	
4425	1611403004	23,469			0	0	
4426	1611403005	29,043			0	0	
4427	1611403006	25,890			0	0	
4428	1611403007	24,285			0	0	
4429	1611403008	24,350			0	0	
4430	1611403009	30,195			0	0	
4431	1611403010	235,629			0	0	
4432	1611403011	17,663			0	0	
4433	1611403012	22,022		MULTI-FAMILY	2	2	3535 W CARROLL
4434	1611403013	20,727		MULTI-FAMILY	2	2	3531 W CARROLL
4435	1611403014	10,161		SINGLE FAMILY	1	1	3529 W CARROLL
4436	1611403015	8,178		SINGLE FAMILY	1	1	3527 W CARROLL
4437	1611403016	25,288			0	0	
4438	1611403017	10,433		SINGLE FAMILY	1	1	3521 W CARROLL
4439	1611403018	9,523		SINGLE FAMILY	1	1	3519 W CARROLL
4440	1611403019	20,216		MULTI-FAMILY	2	2	3515 W CARROLL
4441	1611403020	4,845			0	0	
4442	1611403021	19,634		MULTI-FAMILY	2	2	3511 W CARROLL
4443	1611403022	19,482		MULTI-FAMILY	2	2	3509 W CARROLL
4444	1611403023	22,142		MULTI-FAMILY	2	2	3507 W CARROLL
4445	1611403024	3,876			0	0	
4446	1611403025	3,876		MULTI-FAMILY	2	2	3501 W CARROLL
4447	1611403026	4,658			0	0	
4448	1611403027	21,383		MULTI-FAMILY	2	2	3542 W FULTON
4449	1611403028	5,888			0	0	
4450	1611403029	21,463		MULTI-FAMILY	2	2	3536 W FULTON
4451	1611403030	26,133		MULTI-FAMILY	3	3	3534 W FULTON
4452	1611403031	20,934		MULTI-FAMILY	2	2	3530 W FULTON
4453	1611403032	25,888			0	0	
4454	1611403033	4,845			0	0	
4455	1611403034	4,909			0	0	
4456	1611403035	14,477			0	0	
4457	1611403036	19,253			0	0	
4458	1611403037	4,845			0	0	
4459	1611403038	8,556			0	0	
4460	1611403039	14,522			0	0	
4461	1611403040	Exempt			0	0	
4462	1611404001	9,692			0	0	
4463	1611404005	4,845			0	0	
4464	1611404006	9,179		SINGLE FAMILY	1	1	3443 W CARROLL
4465	1611404007	9,539		SINGLE FAMILY	1	1	3441 W CARROLL
4466	1611404008	18,184		MULTI-FAMILY	2	2	3439 W CARROLL
4467	1611404009	4,845			0	0	
4468	1611404010	11,204		SINGLE FAMILY	1	1	3433 W CARROLL
4469	1611404011	10,321		SINGLE FAMILY	1	1	3431 W CARROLL
4470	1611404012	4,723			0	0	
4471	1611404013	10,551		SINGLE FAMILY	1	1	3425 W CARROLL
4472	1611404014	9,606		SINGLE FAMILY	1	1	3423 W CARROLL
4473	1611404015	4,845			0	0	
4474	1611404016	9,621		SINGLE FAMILY	1	1	3419 W CARROLL
4475	1611404017	10,875		SINGLE FAMILY	1	1	3415 W CARROLL
4476	1611404018	10,559		SINGLE FAMILY	1	1	3413 W CARROLL
4477	1611404019	9,768		SINGLE FAMILY	1	1	330 N HOMAN
4478	1611404020	9,123		SINGLE FAMILY	1	1	328 N HOMAN

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
4479	1611404021	9,699		SINGLE FAMILY	1	1	324 N HOMAN
4480	1611404022	10,733		SINGLE FAMILY	1	1	322 N HOMAN
4481	1611404023	9,145		SINGLE FAMILY	1	1	320 N HOMAN
4482	1611404024	10,975		SINGLE FAMILY	1	1	318 N HOMAN
4483	1611404025	9,692			0	0	
4484	1611404026	4,845			0	0	
4485	1611404027	20,845		MULTI-FAMILY	2	2	3450 W FULTON
4486	1611404028	22,506		MULTI-FAMILY	2	2	3448 W FULTON
4487	1611404029	19,509		MULTI-FAMILY	2	2	3446 W FULTON
4488	1611404030	9,654		SINGLE FAMILY	1	1	3442 W FULTON
4489	1611404031	12,176		SINGLE FAMILY	1	1	3440 W FULTON
4490	1611404032	19,507		SINGLE FAMILY	1	1	3438 W FULTON
4491	1611404033	4,845			0	0	
4492	1611404034	20,945		MULTI-FAMILY	2	2	3432 W FULTON
4493	1611404035	25,094		MULTI-FAMILY	3	3	3430 W FULTON
4494	1611404036	20,776		MULTI-FAMILY	2	2	3424 W FULTON
4495	1611404037	9,692			0	0	
4496	1611404038	5,817			0	0	
4497	1611404039	1,356			0	0	
4498	1611404040	3,876			0	0	
4499	1611404041	19,529			0	0	
4500	1611404042	9,692			0	0	
4501	1611404043	20,247			0	0	
4502	1611404044	20,572			0	0	
4503	1611404045	Exempt			0	0	
4504	1611404047	45,017			0	0	
4505	1611405001	2,733			0	0	
4506	1611405002	2,733			0	0	
4507	1611405003	2,733			0	0	
4508	1611405004	17,599		MULTI-FAMILY	2	2	323 N HOMAN
4509	1611405005	17,599		MULTI-FAMILY	2	2	321 N HOMAN
4510	1611405006	19,073		MULTI-FAMILY	2	2	319 N HOMAN
4511	1611405007	4,652			0	0	
4512	1611405008	19,589		MULTI-FAMILY	2	2	3353 W CARROLL
4513	1611405009	4,027			0	0	
4514	1611405010	19,071		MULTI-FAMILY	2	2	3347 W CARROLL
4515	1611405011	10,350		SINGLE FAMILY	1	1	3345 W CARROLL
4516	1611405012	11,315		SINGLE FAMILY	1	1	3343 W CARROLL
4517	1611405013	4,845			0	0	
4518	1611405014	27,509		MULTI-FAMILY	4	4	3337 W CARROLL
4519	1611405015	21,893		MULTI-FAMILY	2	2	3335 W CARROLL
4520	1611405016	20,452		MULTI-FAMILY	2	2	3331 W CARROLL
4521	1611405017	23,527		MULTI-FAMILY	2	2	3327 W CARROLL
4522	1611405018	19,836		MULTI-FAMILY	2	2	3325 W CARROLL
4523	1611405019	5,648		MULTI-FAMILY	2	2	3321 W CARROLL
4524	1611405020	87,813			0	0	
4525	1611405021	6,980			0	0	
4526	1611405022	15,340		MULTI-FAMILY	3	3	3303 W CARROLL
4527	1611405023	10,964		SINGLE FAMILY	1	1	3301 W CARROLL
4528	1611405024	19,891		MULTI-FAMILY	3	3	3263 W CARROLL
4529	1611405025	9,430		SINGLE FAMILY	1	1	3261 W CARROLL
4530	1611405026	19,925		MULTI-FAMILY	2	2	3259 W CARROLL
4531	1611405029	22,557		MULTI-FAMILY	2	2	3251 W CARROLL
4532	1611405030	21,897			0	0	
4533	1611405031	9,637			0	0	
4534	1611405032	20,921			0	0	
4535	1611405033	20,921			0	0	
4536	1611405034	Exempt			0	0	
4537	1611405035	Exempt			0	0	
4538	1611405036	5,054			0	0	
4539	1611405037	Exempt			0	0	
4540	1611405038	Exempt			0	0	
4541	1611405039	3,357			0	0	
4542	1611405040	18,328		MULTI-FAMILY	2	0	322 N KEDZIE
4543	1611405041	18,382		MULTI-FAMILY	2	0	320 N KEDZIE
4544	1611405042	Exempt			0	0	
4545	1611405043	5,356		MULTI-FAMILY	2	2	313 N HOMAN
4546	1611405044	20,576		MULTI-FAMILY	2	2	3354 W FULTON
4547	1611405045	19,616		MULTI-FAMILY	2	2	3352 W FULTON
4548	1611405046	20,261		MULTI-FAMILY	2	2	3350 W FULTON
4549	1611405047	Exempt		SINGLE FAMILY	1	1	3346 W FULTON
4550	1611405048	20,065		MULTI-FAMILY	2	2	3344 W FULTON
4551	1611405049	4,845			0	0	
4552	1611405050	12,556			0	0	
4553	1611405051	3,524		MULTI-FAMILY	2	2	3338 W FULTON
4554	1611405052	22,709			0	0	
4555	1611405053	23,594		MULTI-FAMILY	2	2	3332 W FULTON
4556	1611405054	6,475			0	0	
4557	1611405055	20,494		MULTI-FAMILY	2	2	3326 W FULTON
4558	1611405056	20,498		MULTI-FAMILY	2	2	3324 W FULTON
4559	1611405057	19,863		MULTI-FAMILY	2	2	3320 W FULTON
4560	1611405058	22,626		MULTI-FAMILY	5	5	3316 W FULTON
4561	1611405059	6,980		MULTI-FAMILY	2	2	3314 W FULTON

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
4562	1611405060	21,779			0	0	
4563	1611405061	6,980			0	0	
4564	1611405062	25,052		MULTI-FAMILY	6	0	3302 W FULTON
4565	1611405063	22,039		MULTI-FAMILY	2	2	3300 W FULTON
4566	1611405064	18,644		MULTI-FAMILY	2	2	3264 W FULTON
4567	1611405065	19,218		MULTI-FAMILY	2	2	3262 W FULTON
4568	1611405066	19,202		MULTI-FAMILY	2	2	3260 W FULTON
4569	1611405067	19,202		MULTI-FAMILY	2	2	3256 W FULTON
4570	1611405068	26,695		MULTI-FAMILY	3	3	3254 W FULTON
4571	1611405069	20,085		MULTI-FAMILY	2	2	3252 W FULTON
4572	1611405070	9,901		MULTI-FAMILY	2	2	3250 W FULTON
4573	1611405071	8,676		MULTI-FAMILY	2	2	3248 W FULTON
4574	1611405072	18,962		MULTI-FAMILY	2	2	3246 W FULTON
4575	1611405073	18,962		MULTI-FAMILY	2	2	3244 W FULTON
4576	1611405074	18,962		MULTI-FAMILY	2	2	3242 W FULTON
4577	1611405075	18,989		MULTI-FAMILY	2	2	3240 W FULTON
4578	1611405076	22,860		MULTI-FAMILY	2	2	3238 W FULTON
4579	1611405077	23,220		MULTI-FAMILY	2	2	3234 W FULTON
4580	1611405078	20,243		MULTI-FAMILY	2	2	3232 W FULTON
4581	1611405079	8,649		MULTI-FAMILY	2	2	3230 W FULTON
4582	1611405080	8,649		MULTI-FAMILY	2	2	3226 W FULTON
4583	1611405081	21,165		MULTI-FAMILY	2	2	3224 W FULTON
4584	1611405082	20,783		MULTI-FAMILY	2	2	3222 W FULTON
4585	1611405083	20,249		MULTI-FAMILY	2	2	3220 W FULTON
4586	1611405084	20,381		MULTI-FAMILY	3	3	3216 W FULTON
4587	1611405085	20,163		MULTI-FAMILY	3	3	3214 W FULTON
4588	1611405086	4,845			0	0	
4589	1611405087	20,474		MULTI-FAMILY	2	2	3210 W FULTON
4590	1611405088	71,285			0	0	
4591	1611405089	Exempt			0	0	
4592	1611406001	Exempt			0	0	
4593	1611406002	Exempt			0	0	
4594	1611406003	32,499		MULTI-FAMILY	6	6	3529 W FULTON
4595	1611406004	21,548		MULTI-FAMILY	6	6	3527 W FULTON
4596	1611406005	21,228			0	0	
4597	1611406006	20,498		MULTI-FAMILY	2	2	3521 W FULTON
4598	1611406007	20,421		MULTI-FAMILY	2	2	3517 W FULTON
4599	1611406008	26,351			0	0	
4600	1611406009	23,091		MULTI-FAMILY	2	2	3509 W FULTON
4601	1611406010	Exempt			0	0	
4602	1611406011	23,356		MULTI-FAMILY	2	2	3528 W WALNUT
4603	1611406012	20,916		MULTI-FAMILY	2	2	3524 W WALNUT
4604	1611406015	18,444		MULTI-FAMILY	2	2	3518 W WALNUT
4605	1611406016	3,300			0	0	
4606	1611406017	3,300			0	0	
4607	1611406018	18,984		MULTI-FAMILY	2	2	3512 W WALNUT
4608	1611406019	19,113		MULTI-FAMILY	2	2	3510 W WALNUT
4609	1611406020	17,997		MULTI-FAMILY	2	2	3508 W WALNUT
4610	1611406021	20,058		SINGLE FAMILY	1	1	3506 W WALNUT
4611	1611406022	18,742		SINGLE FAMILY	1	1	3504 W WALNUT
4612	1611406023	3,028		SINGLE FAMILY	1	1	3502 W WALNUT
4613	1611406024	18,173		MULTI-FAMILY	2	2	3500 W WALNUT
4614	1611406025	Exempt			0	0	
4615	1611406026	Exempt			0	0	
4616	1611406027	18,508			0	0	
4617	1611407001	Exempt			0	0	
4618	1611407002	9,748		SINGLE FAMILY	1	1	3455 W FULTON
4619	1611407003	3,502			0	0	
4620	1611407004	20,127		MULTI-FAMILY	2	2	3451 W FULTON
4621	1611407005	19,298		MULTI-FAMILY	2	2	3449 W FULTON
4622	1611407006	17,915		SINGLE FAMILY	1	1	3445 W FULTON
4623	1611407007	25,561		MULTI-FAMILY	3	3	3443 W FULTON
4624	1611407008	18,851		MULTI-FAMILY	3	3	3441 W FULTON
4625	1611407009	19,316		MULTI-FAMILY	2	2	3439 W FULTON
4626	1611407010	4,158			0	0	
4627	1611407011	3,326			0	0	
4628	1611407012	3,053			0	0	
4629	1611407013	2,072			0	0	
4630	1611407014	8,560		MULTI-FAMILY	2	0	3427 W FULTON
4631	1611407015	8,747		MULTI-FAMILY	2	2	3425 W FULTON
4632	1611407016	8,560		MULTI-FAMILY	3	3	3423 W FULTON
4633	1611407017	8,565		SINGLE FAMILY	1	1	3421 W FULTON
4634	1611407018	8,565		SINGLE FAMILY	1	1	3419 W FULTON
4635	1611407019	8,565		SINGLE FAMILY	1	1	3417 W FULTON
4636	1611407020	8,623		SINGLE FAMILY	1	1	3415 W FULTON
4637	1611407021	8,563		MULTI-FAMILY	2	2	3413 W FULTON
4638	1611407022	8,569		MULTI-FAMILY	2	2	3411 W FULTON
4639	1611407023	8,563		SINGLE FAMILY	1	1	3409 W FULTON
4640	1611407024	8,563		SINGLE FAMILY	1	1	3407 W FULTON
4641	1611407025	Exempt			0	0	
4642	1611407026	21,150		MULTI-FAMILY	2	2	3458 W WALNUT
4643	1611407027	21,292		MULTI-FAMILY	3	3	3454 W WALNUT
4644	1611407028	20,243		MULTI-FAMILY	2	2	3452 W WALNUT

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
4645	1611407029	8,683		SINGLE FAMILY	1	1	3450 W WALNUT
4646	1611407030	9,152		MULTI-FAMILY	2	2	3448 W WALNUT
4647	1611407031	10,193		SINGLE FAMILY	1	1	3444 W WALNUT
4648	1611407032	8,236		MULTI-FAMILY	2	2	3442 W WALNUT
4649	1611407033	8,274		SINGLE FAMILY	1	1	3440 W WALNUT
4650	1611407034	21,839		MULTI-FAMILY	2	2	3438 W WALNUT
4651	1611407035	21,083		MULTI-FAMILY	2	2	3434 W WALNUT
4652	1611407036	23,080		MULTI-FAMILY	3	3	3432 W WALNUT
4653	1611407037	26,951		MULTI-FAMILY	2	2	3430 W WALNUT
4654	1611407038	20,127		MULTI-FAMILY	2	2	3426 W WALNUT
4655	1611407039	936		MULTI-FAMILY	2	2	3424 W WALNUT
4656	1611407040	20,945			0	0	
4657	1611407041	20,465		MULTI-FAMILY	2	2	3422 W WALNUT
4658	1611407042	19,651		MULTI-FAMILY	2	2	3418 W WALNUT
4659	1611407043	19,658		MULTI-FAMILY	2	2	3416 W WALNUT
4660	1611407044	4,251			0	0	
4661	1611407045	20,209			0	0	
4662	1611407046	25,864		MULTI-FAMILY	3	3	3410 W WALNUT
4663	1611407049	4,507			0	0	
4664	1611407050	4,534			0	0	
4665	1611407051	27,892		MULTI-FAMILY	3	3	3404 W WALNUT
4666	1611408001	76,820			0	0	
4667	1611408002	19,616		MULTI-FAMILY	3	3	3353 W FULTON
4668	1611408003	19,513		MULTI-FAMILY	3	3	3351 W FULTON
4669	1611408004	17,508		MULTI-FAMILY	2	2	3347 W FULTON
4670	1611408005	25,895		MULTI-FAMILY	3	3	3345 W FULTON
4671	1611408006	19,378		MULTI-FAMILY	3	3	3343 W FULTON
4672	1611408007	4,845			0	0	
4673	1611408008	20,100		MULTI-FAMILY	2	2	3339 W FULTON
4674	1611408009	4,845			0	0	
4675	1611408010	4,845			0	0	
4676	1611408011	36,030		MULTI-FAMILY	3	3	3331 W FULTON
4677	1611408012	8,160			0	0	
4678	1611408013	4,652			0	0	
4679	1611408014	24,632		MULTI-FAMILY	6	6	3319 W FULTON
4680	1611408015	19,209		MULTI-FAMILY	3	3	3317 W FULTON
4681	1611408016	19,709		MULTI-FAMILY	2	2	3315 W FULTON
4682	1611408017	22,199		MULTI-FAMILY	2	2	3313 W FULTON
4683	1611408018	19,840		MULTI-FAMILY	2	2	3307 W FULTON
4684	1611408019	4,113			0	0	
4685	1611408020	9,305			0	0	
4686	1611408021	27,042		MULTI-FAMILY	4	4	3263 W FULTON
4687	1611408022	19,527		MULTI-FAMILY	3	3	3261 W FULTON
4688	1611408023	19,580		SINGLE FAMILY	1	1	3257 W FULTON
4689	1611408024	19,580		MULTI-FAMILY	3	3	3255 W FULTON
4690	1611408025	23,267			0	0	
4691	1611408026	4,845			0	0	
4692	1611408027	19,800		MULTI-FAMILY	2	2	3239 W FULTON
4693	1611408028	26,228		MULTI-FAMILY	6	6	3235 W FULTON
4694	1611408029	23,729		MULTI-FAMILY	6	6	3233 W FULTON
4695	1611408030	27,051		MULTI-FAMILY	3	3	3231 W FULTON
4696	1611408031	22,531		SINGLE FAMILY	1	1	3227 W FULTON
4697	1611408032	19,858		MULTI-FAMILY	2	2	3225 W FULTON
4698	1611408033	4,845			0	0	
4699	1611408034	23,035		MULTI-FAMILY	3	3	3221 W FULTON
4700	1611408035	19,809		MULTI-FAMILY	3	3	3217 W FULTON
4701	1611408036	4,409			0	0	
4702	1611408037	23,091		MULTI-FAMILY	3	3	3213 W FULTON
4703	1611408038	3,384			0	0	
4704	1611408039	4,652			0	0	
4705	1611408040	109,436			0	0	
4706	1611408041	20,105			0	0	
4707	1611408042	17,990		MULTI-FAMILY	3	3	3356 W WALNUT
4708	1611408043	19,104		MULTI-FAMILY	2	2	3354 W WALNUT
4709	1611408044	18,006		MULTI-FAMILY	3	3	3352 W WALNUT
4710	1611408045	20,334		MULTI-FAMILY	2	2	3350 W WALNUT
4711	1611408046	21,134		MULTI-FAMILY	2	2	3346 W WALNUT
4712	1611408047	3,244			0	0	
4713	1611408048	4,585			0	0	
4714	1611408049	4,585			0	0	
4715	1611408050	4,585			0	0	
4716	1611408051	19,960		MULTI-FAMILY	2	2	3334 W WALNUT
4717	1611408052	17,479		MULTI-FAMILY	2	2	3332 W WALNUT
4718	1611408053	21,712		MULTI-FAMILY	2	2	3328 W WALNUT
4719	1611408054	4,585			0	0	
4720	1611408055	4,403			0	0	
4721	1611408056	4,403			0	0	
4722	1611408057	20,307		MULTI-FAMILY	2	2	3318 W WALNUT
4723	1611408058	26,042		MULTI-FAMILY	3	3	3316 W WALNUT
4724	1611408059	4,403			0	0	
4725	1611408060	4,403		MULTI-FAMILY	3	3	3312 W WALNUT
4726	1611408061	4,403			0	0	
4727	1611408062	4,403			0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
4728	1611408063	19,273		MULTI-FAMILY	2	2	3304 W WALNUT
4729	1611408064	4,403			0	0	
4730	1611408065	Exempt			0	0	
4731	1611408066	4,403			0	0	
4732	1611408067	4,403			0	0	
4733	1611408068	19,340			0	0	
4734	1611408069	19,507		MULTI-FAMILY	2	2	3256 W WALNUT
4735	1611408070	Exempt			0	0	
4736	1611408071	4,403			0	0	
4737	1611408072	16,890		MULTI-FAMILY	2	2	3250 W WALNUT
4738	1611408073	19,273		MULTI-FAMILY	2	2	3248 W WALNUT
4739	1611408074	19,971			0	0	
4740	1611408075	21,023			0	0	
4741	1611408076	4,623			0	0	
4742	1611408077	3,598			0	0	
4743	1611408078	3,529			0	0	
4744	1611408079	3,529			0	0	
4745	1611408080	Exempt			0	0	
4746	1611408081	3,544			0	0	
4747	1611408082	53			0	0	
4748	1611408083	18,373		MULTI-FAMILY	2	2	3228 W WALNUT
4749	1611408084	19,929		SINGLE FAMILY	1	1	3226 W WALNUT
4750	1611408085	6,052			0	0	
4751	1611408086	6,052			0	0	
4752	1611408087	19,409		MULTI-FAMILY	2	2	3216 W WALNUT
4753	1611408088	20,950		MULTI-FAMILY	2	2	3212 W WALNUT
4754	1611408089	19,438		MULTI-FAMILY	2	2	3210 W WALNUT
4755	1611408090	19,676		MULTI-FAMILY	2	2	3208 W WALNUT
4756	1611408091	20,643			0	0	
4757	1611408092	Exempt			0	0	
4758	1611409001	Exempt			0	0	
4759	1611409002	19,333		MULTI-FAMILY	2	2	3543 W WALNUT
4760	1611409003	19,409		MULTI-FAMILY	3	3	3541 W WALNUT
4761	1611409004	19,009		MULTI-FAMILY	2	2	3537 W WALNUT
4762	1611409005	26,455		MULTI-FAMILY	2	2	3535 W WALNUT
4763	1611409006	20,167		MULTI-FAMILY	2	2	3533 W WALNUT
4764	1611409007	2,006			0	0	
4765	1611409008	18,097		SINGLE FAMILY	1	1	3529 W WALNUT
4766	1611409009	5,134		SINGLE FAMILY	1	1	3527 W WALNUT
4767	1611409010	19,991		SINGLE FAMILY	1	1	3525 W WALNUT
4768	1611409011	5,250		SINGLE FAMILY	1	1	3523 W WALNUT
4769	1611409012	7,624		SINGLE FAMILY	1	1	3521 W WALNUT
4770	1611409013	18,657		SINGLE FAMILY	1	1	3519 W WALNUT
4771	1611409014	18,791		SINGLE FAMILY	1	1	3515 W WALNUT
4772	1611409015	18,895		MULTI-FAMILY	2	2	3513 W WALNUT
4773	1611409016	18,906		MULTI-FAMILY	2	2	3511 W WALNUT
4774	1611409017	18,851		MULTI-FAMILY	3	3	3509 W WALNUT
4775	1611409018	22,008		MULTI-FAMILY	2	2	3507 W WALNUT
4776	1611409019	2,564			0	0	
4777	1611409020	19,780		MULTI-FAMILY	2	2	3501 W WALNUT
4778	1611409021	25,710			0	0	
4779	1611409022	Exempt			0	0	
4780	1611409023	3,884			0	0	
4781	1611409024	9,430			0	0	
4782	1611409025	3,858			0	0	
4783	1611409026	3,858			0	0	
4784	1611409027	34,129			0	0	
4785	1611409028	3,277			0	0	
4786	1611409029	3,277			0	0	
4787	1611409030	3,277			0	0	
4788	1611409031	3,277			0	0	
4789	1611409032	26,520			0	0	
4790	1611409033	19,533			0	0	
4791	1611409036	9,099			0	0	
4792	1611409037	Exempt			0	0	
4793	1611410001	18,473			0	0	
4794	1611410002	10,579			0	0	
4795	1611410003	12,523			0	0	
4796	1611410004	3,613			0	0	
4797	1611410005	8,681			0	0	
4798	1611410006	17,228			0	0	
4799	1611410007	3,613			0	0	
4800	1611410008	18,093			0	0	
4801	1611410009	3,613			0	0	
4802	1611410010	8,171			0	0	
4803	1611410011	18,426			0	0	
4804	1611410012	431			0	0	
4805	1611410013	4,620			0	0	
4806	1611410014	21,270			0	0	
4807	1611410015	1,250			0	0	
4808	1611410016	4,336			0	0	
4809	1611410017	19,271			0	0	
4810	1611410018	19,903			0	0	

2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
4811	1611410019	19,903			0	0	
4812	1611410022	18,613			0	0	
4813	1611410023	3,607			0	0	
4814	1611410024	19,307			0	0	
4815	1611410025	23,236			0	0	
4816	1611410026	17,730			0	0	
4817	1611410027	65,689			0	0	
4818	1611410028	3,584			0	0	
4819	1611410029	Exempt			0	0	
4820	1611410030	Exempt			0	0	
4821	1611410031	Exempt			0	0	
4822	1611410032	Exempt			0	0	
4823	1611410033	Exempt			0	0	
4824	1611410034	Exempt			0	0	
4825	1611410035	Exempt			0	0	
4826	1611410036	Exempt			0	0	
4827	1611410037	125,792			0	0	
4828	1611410038	24,725			0	0	
4829	1611410039	73,353			0	0	
4830	1611410040	20,750			0	0	
4831	1611411001	50,064			0	0	
4832	1611411002	Exempt			0	0	
4833	1611411003	Exempt			0	0	
4834	1611411004	19,313		MULTI-FAMILY	3	3	3351 W WALNUT
4835	1611411005	19,709		SINGLE FAMILY	1	1	3349 W WALNUT
4836	1611411006	20,105		MULTI-FAMILY	3	3	3345 W WALNUT
4837	1611411007	19,404		MULTI-FAMILY	2	2	3343 W WALNUT
4838	1611411008	20,432		MULTI-FAMILY	3	3	3341 W WALNUT
4839	1611411009	7,589		SINGLE FAMILY	1	1	3339 W WALNUT
4840	1611411010	3,046			0	0	
4841	1611411011	3,124			0	0	
4842	1611411012	Exempt			0	0	
4843	1611411013	3,124			0	0	
4844	1611411014	7,629		MULTI-FAMILY	2	2	3329 W WALNUT
4845	1611411015	2,726			0	0	
4846	1611411016	2,766			0	0	
4847	1611411017	8,629		SINGLE FAMILY	1	1	3323 W WALNUT
4848	1611411018	3,215			0	0	
4849	1611411019	3,887			0	0	
4850	1611411020	19,496		MULTI-FAMILY	2	2	3315 W WALNUT
4851	1611411021	8,134			0	0	
4852	1611411022	3,991		MULTI-FAMILY	3	3	3311 W WALNUT
4853	1611411023	4,018			0	0	
4854	1611411024	4,045			0	0	
4855	1611411025	21,350		MULTI-FAMILY	2	2	3303 W WALNUT
4856	1611411026	20,025		MULTI-FAMILY	2	2	3301 W WALNUT
4857	1611411027	20,930		MULTI-FAMILY	2	0	3265 W WALNUT
4858	1611411028	8,094		SINGLE FAMILY	1	1	3263 W WALNUT
4859	1611411029	3,500			0	0	
4860	1611411030	7,918		SINGLE FAMILY	1	1	3259 W WALNUT
4861	1611411031	8,102		MULTI-FAMILY	2	2	3257 W WALNUT
4862	1611411032	8,107		MULTI-FAMILY	2	2	3255 W WALNUT
4863	1611411033	Exempt			0	0	
4864	1611411034	4,300			0	0	
4865	1611411035	19,880		MULTI-FAMILY	2	2	3249 W WALNUT
4866	1611411036	10,410		MULTI-FAMILY	2	2	3245 W WALNUT
4867	1611411037	7,982		MULTI-FAMILY	3	3	3243 W WALNUT
4868	1611411038	19,107		MULTI-FAMILY	2	2	3241 W WALNUT
4869	1611411039	3,687			0	0	
4870	1611411040	18,540		MULTI-FAMILY	2	2	3235 W WALNUT
4871	1611411041	10,097		MULTI-FAMILY	2	2	3233 W WALNUT
4872	1611411042	4,696		MULTI-FAMILY	2	2	3231 W WALNUT
4873	1611411043	4,400		MULTI-FAMILY	2	2	3229 W WALNUT
4874	1611411044	19,496		MULTI-FAMILY	2	2	3227 W WALNUT
4875	1611411045	4,689			0	0	
4876	1611411046	4,703			0	0	
4877	1611411047	18,355			0	0	
4878	1611411048	18,373		MULTI-FAMILY	2	2	3217 W WALNUT
4879	1611411049	22,435		MULTI-FAMILY	3	3	3215 W WALNUT
4880	1611411050	23,923		MIXED USE	3	3	3213 W WALNUT
4881	1611411051	Exempt			0	0	
4882	1611411052	Exempt			0	0	
4883	1611411053	19,053			0	0	
4884	1611411054	23,318			0	0	
4885	1611411055	22,046			0	0	
4886	1611411056	Exempt			0	0	
4887	1611411057	Exempt			0	0	
4888	1611411058	Exempt			0	0	
4889	1611411059	Exempt			0	0	
4890	1611411060	Exempt			0	0	
4891	1611411061	Exempt			0	0	
4892	1611411062	2,143			0	0	
4893	1611411063	Exempt			0	0	

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴
4894	1611411064	Exempt			0	0	
4895	1611411065	Exempt			0	0	
4896	1611411066	Exempt			0	0	
4897	1611411067	Exempt			0	0	
4898	1611411068	Exempt			0	0	
4899	1611411069	Exempt			0	0	
4900	1611411074	8,334			0	0	
4901	1611411075	230,159			0	0	
4902	1611411076	2,183			0	0	
4903	1611411077	7,011			0	0	
4904	1611411078	10,835			0	0	
4905	1611411080	Exempt			0	0	
4906	1611411082	82,499			0	0	
4907	1611500001	Exempt			0	0	
	TOTAL	94,413,414	553		4,730	4,622	

¹ Indicates P.I.N.'s containing residential units and residential unit by type.

² Indicates the total number of residential units for each P.I.N.

³ Indicates the total number of occupied residential units for each P.I.N.

⁴ Property addresses only shown for residential uses.

Attachment Five
Housing Impact Study

The Chicago/Central Park
Tax Increment Financing
Redevelopment Plan and Project
Housing Impact Study
Revision #1



City of Chicago • Richard M. Daley, Mayor

September 25, 2001
Revised January 28, 2002

PGA URBAN CONSULTING

with assistance from
ERNEST R. SAWYER ENTERPRISES, INC & GOODMAN WILLIAMS GROUP

TABLE OF CONTENTS

SECTION

I. Introduction.....1-1

II. Housing Impact Study – Part 1.....2-1

A. Number and Type of Residential Units2-1

B. Number and Type of Rooms Within Units2-1

C. Number of Inhabited Units2-3

D. Race and Ethnicity of Residents2-3

III. Housing Impact Study – Part 2.....3-1

A. Number and Location of Units That Could
 Potentially be Removed3-1

B. Relocation Plan3-2

C. Replacement Housing3-2

D. Replacement Housing Summary3-7

E. Relocation Assistance3-7

TABLES

H-1 Number of Housing Units by Type and Occupancy2-1

H-2 Selected Housing Data2-2

H-3 Household Characteristics2-3

H-4 Population Characteristics 1990-2000.....2-4

H-5 Supply of Rental Housing On The West Side of Chicago3-3

H-6 Survey of Market-Rate Rental Listings.....3-5

H-7 New Community Area Home Sales3-6

APPENDIX

Exhibit H-1 – Units That May Be Removed

Exhibit H-2 – West Humboldt Underlying Acquisition Map

Chicago/Central Park Census Tract & Community Maps

I. Introduction

The purpose of this study is to conduct a housing impact study for the Chicago/Central Park Redevelopment Project Area (Area) pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (“the Act”). The approximately 149-block Area is located in portions of three communities (Humboldt Park, West Garfield Park, and East Garfield Park) of the City of Chicago (City) and is located four miles west of downtown Chicago. The Area contains approximately 678 acres and 4,730 total residential units.

As set forth in the Act, if a redevelopment plan for the Area results in the displacement of residents from 10 or more inhabited residential units, or if the Area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the feasibility report required by subsection (a) of Section 11-74.4-5 (sic) [Section 11.74-4-4.1], which for the purposes herein shall also be the “Chicago/Central Park Tax Increment Financing Redevelopment Plan and Project” (“the Plan”).

Because the Area includes more than 75 residential units and the City is unable to certify that no displacement of residents will occur, information regarding the potential impact on such residents and residential units is being provided in this Housing Impact Study. **Appendix, Exhibit H-1 – Units That May Be Removed**, of this Housing Impact Study, indicates the parcels of real property on which there are buildings containing residential units that may be removed and that, to the extent those units are inhabited, the residents thereof may be displaced. The number and type of residential buildings in the Area potentially affected by the Plan were identified during the building condition and land use survey conducted as part of the **Eligibility Study** for the Area. A good faith estimate and determination of the number of residential units and rooms within each such building and whether such residential units were inhabited were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from building owners and managers, Cook County tax assessment records and census data.

The survey of residential units was undertaken between March 1, 2001 and April 1, 2001. The Area contained 4,622 inhabited residential units. The residential units are a combination of single-family and multi-family units. Because the Plan is intended to foster economic development activities which may result in the acquisition, renovation, and or demolition of property, which may include residential units, the housing impact study is being prepared under the assumption that more than 10 occupied residential units may be displaced. However, it should be noted that at this time no proposals for the removal of such units has been presented and that one of the primary goals of the Plan is to provide mechanisms to aide in the construction and rehabilitation of new affordable residential housing.

As set forth in the Act:

Part I of the housing impact study shall include:

- (i) data as to whether the residential units are single-family or multi-family units;
- (ii) the number and type of rooms within the units, if that information is available;
- (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and
- (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units, which data requirement shall be deemed to be fully satisfied if based on data from the most recent federal census.

Part II of the housing impact study identifies the inhabited residential units in the proposed redevelopment project area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- (i) the number and location of those units that will or may be removed;
- (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;
- (iii) the availability of replacement housing for those residents whose residences are to be removed, and identify the type, location, and cost of the replacement housing; and
- (iv) the type and extent of relocation assistance to be provided.

II. Housing Impact Study - Part I

A. Number and Type of Residential Units

The Area contains 1,041 single-family residential units and 3,689 multi-family (buildings with 2 or more units) units for a total of 4,730 residential units. **Table H-1** below indicates the number and type of residential units and a breakdown by type of the number of units that were inhabited. This data was derived from field surveys of the Area conducted between March 1, 2001 and April 1, 2001

Table H-1
Chicago/Central Park Redevelopment Plan and Project
Housing Impact Study
Number of Housing Units By Type and Occupancy

Unit Type	Vacant	Occupied	Total
Single-Family	17	1,024	1,041
Multi-Family	91	3,598	3,689
Total	108	4,622	4,730

B. Number and Type of Rooms Within Units

The majority of the Area is developed and limited new residential construction has occurred over the last decade. Data from the 1990 Census was used as the source for estimating the number of rooms and bedrooms contained within the residential units that are located in the Area. **Table H-2**, provided on the following page provides housing data for the census tracts within the Area (census tracts are identified on maps provided in the **Appendix** of this study).

Consistent with the field survey of residential units, the census data indicates that the majority of residential units in and surrounding the Area are multi-family units. In addition, the data suggest the following:

- About 66% of units are renter occupied and 34% are owner occupied;
- About 38% of units are in duplex structures and about 14% are single-family detached homes. Units in multi-family buildings with more than four units represent about 21% of all units;
- About 29% of the housing units contain six rooms; five-room units are the second most frequent size, representing 23% of all units, and 19% of units contain four-rooms;

Table H-2
Chicago/Central Park Redevelopment Plan and Project
Housing Impact Study
Selected Housing Data

<i>Census Tracts</i>	Humboldt Park						W. Garfield Pk.		E. Garfield Pk.	Total
	2307	2310	2311	2312	2315	2316	2601	2703	2704	
Housing Units 1990	2,001	931	417	2,548	2,712	647	602	756	455	11,069
Occupied	1,831	836	386	2,151	2,440	566	530	640	404	9,784
Owner Occupied	742	349	172	741	767	155	65	173	139	3,303
Renter Occupied	1,089	487	214	1,410	1,673	411	465	467	265	6,481
Vacant	170	95	31	397	272	81	72	116	51	1,285

Units Per Structure 1990

1, Detached	329	254	91	354	435	24	15	52	31	1,585
1, Attached	72	18	0	46	0	0	0	21	31	188
Duplex	794	292	266	1,131	934	289	89	219	180	4,194
3 or 4	530	267	60	699	601	207	90	142	135	2,731
5 to 9	191	50	0	250	269	83	88	160	38	1,129
10 to 19	57	50	0	30	152	44	41	11	12	397
20 to 49	0	0	0	31	170	0	24	19	28	272
50 or More	0	0	0	124	0	255	120	0	0	499
Mobile Home, Trailer, Other	28	0	0	7	27	0	0	12	0	74

Rooms

1 Room	0	0	0	0	0	0	29	9	0	38
2 Rooms	54	19	0	29	81	0	116	50	0	349
3 Rooms	173	42	11	132	288	84	269	106	82	1,187
4 Rooms	414	116	105	417	533	111	12	166	34	1,908
5 Rooms	571	270	78	96	892	107	41	185	131	2,371
6 Rooms	626	280	154	705	635	252	81	110	117	2,960
7 Rooms	83	115	29	140	137	66	44	50	79	743
8 Rooms	27	37	0	57	70	6	0	37	7	241
9 or More Rooms	53	52	40	106	76	21	10	43	5	406

Bedrooms

No Bedroom	0	0	0	0	9	0	80	30	0	119
1 Bedroom	279	51	43	319	532	123	346	179	82	1,954
2 Bedrooms	937	343	125	1,179	116	164	61	292	103	3,320
3 Bedrooms	680	381	211	784	784	311	106	162	204	3,623
4 Bedrooms	67	11	23	50	143	32	9	61	61	457
5 or More Bedrooms	38	45	15	116	78	17	0	32	5	346

Median Year Structure Built	1939	1939	1943	1944	1939	1941	1946	1942	1939
Median Value - Owner Occupied	\$ 50,900	\$ 44,100	\$ 34,500	\$ 51,000	\$ 43,500	\$ 36,300	\$ 24,700	\$ 39,300	\$36,800

Source: 1990 Census

- About 37% of all units have three bedrooms, 34% have two bedrooms, and 20% have one bedroom.

Table H-3 provides household data for the census tracts that comprise portions of the Area.

Table H-3
Chicago/Central Park Redevelopment Plan and Project
Housing Impact Study
Household Characteristics

	Census Tracts									Total
	Humboldt Park						W. Garfield Park		E. Garfield Park	
	2307	2310	2311	2312	2315	2316	2601	2703	2704	
Households 1990	1,771	843	393	2,190	2,456	586	569	730	401	9,939
Families	1,481	698	345	1,754	1,898	466	183	474	298	7,597
Persons Per Family	4.2	4.2	4.1	4.0	3.9	3.9	3.3	3.7	3.7	N/A
Median Household Income (1989)	\$22,982	\$17,337	\$25,079	\$19,760	\$13,020	\$12,892	\$4,999	\$11,707	\$15,052	N/A

Source: 1990 Census

In summary, the typical housing unit in the Area contains five to six rooms with two to three bedrooms and is likely to be located in a duplex or 3 to 4 unit building. The occupants are likely to be renters with family sizes generally consisting of 4 persons. Household incomes are noticeably lower in the southern portion of the Area with the lowest household incomes found in census track 2601, which is located in the southwest portion of the Area.

C. Number of Inhabited Units

The Area contained 1,024 occupied single-family units and 3,598 occupied multi-family units (including duplexes). There are a total of 4,622 inhabited residential units in the Area. The distribution of inhabited residential units is indicated in Table H-1 above. The survey of residential units was undertaken between March 1, 2001 through April 1, 2001 and are dates not less than 45 days prior to the date that the resolution required by subsection (a) of Section 11-74.4-5 of the Act was or will be passed (the resolution setting the public hearing and Joint Review Board meeting dates).

D. Race and Ethnicity of Residents

Census data from 1990 and 2000 were used to track the change in population in the Area over the last decade and to determine the race and ethnicity of Area residents.

Table H-4, provided below, presents population data on the neighborhoods that the Area is located in.

Table H-4
Chicago/Central Park Redevelopment Plan and Project
Housing Impact Study
Population Characteristics 1990-2000

<i>Population</i>	<i>Humboldt Park</i>	<i>West Garfield Park</i>	<i>East Garfield Park</i>
1990	67,573	24,095	24,030
2000	65,836	23,019	20,881
% Change 1990-2000	-2.6%	-4.5%	-13.1%
Population By Race - 2000			
White	19.4%	0.7%	1.2%
Black	48.5%	98.4%	97.5%
Am. Indian, Eskimo, or Aleut	0.4%	0.0%	0.0%
Asian or Pacific Islander	0.5%	0.0%	0.1%
Other	28.5%	0.3%	0.3%
Multiple race	2.4%	0.3%	0.5%
Hispanic Origin ¹	48.0%	0.8%	0.9%

1 – Persons of Hispanic Origin may be of any race.

Source: U. S. Department of Commerce - U. S. Census Bureau, 1990 & 2000 Census.

The data presented in **Table H-4** above reveals the following:

- All the neighborhoods that make up the Area lost population between 1990 and 2000.
- The racial composition of West and East Garfield Park (the southern portion of the Area) is almost entirely black and non-Hispanic. Humboldt Park is a more racially diverse area with approximately 49% black residents, 19% white residents, and 29% reported as other. Approximately 48% of Humboldt Park residents are of Hispanic origin;

III. Housing Impact Study - Part 2

A. Number and Location of Units That Could Potentially be Removed

One of the primary goals of the Plan is to encourage maintenance, restoration and reuse of existing structures, to the maximum extent feasible. The establishment of the Area is intended to foster growth in existing communities. Although the Plan does not anticipate the removal of large numbers of residential units, the Area does contain a number of dilapidated buildings that contain residential uses. Dilapidation can gravely affect a building's safety and desirability and is the most severe of blighting factors. Accordingly, it is reasonable to conclude that dilapidated buildings may be targeted for redevelopment by developers, which may result in the removal of inhabited residential units.

Since no development proposals for the Area have been submitted to the City, it is impossible to determine whether the redevelopment or demolition of these buildings and the removal of any of their inhabited residential units would stem from projects that receive tax increment assistance (or other public projects that are implemented in furtherance of this Plan).

Hence, there is a possibility that over the 23-year life of the Area, some inhabited residential units may be removed as a result of implementing the Plan. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was derived that would provide a reasonable estimate. The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involved three steps.

1. Step one counted all inhabited residential units previously identified on any underlying acquisition maps. For this purpose, the West Humboldt Park Chicago Avenue Redevelopment Plan was reviewed. However, the majority of the parcels identified for acquisition were vacant lots, vacant buildings or parcels that had been improved since the West Humboldt Park Chicago Avenue Redevelopment Area Acquisition Map was adopted. Therefore, the number of inhabited residential units that may be removed in this step is four (4). All of the Parcels within the Area identified for acquisition in the West Humboldt Park Chicago Avenue Redevelopment Plan are shown on **Exhibit H-1** and **H-2** in the **Appendix** of this Study.
2. Step two counted the number of inhabited residential units contained on parcels that are dilapidated as defined by the Act. From field surveys conducted in preparation of the Plan, the parcels identified which: 1) dilapidation is present so that, within 23 years, existing structures may be demolished or rehabilitated, and therefore may result in the removal of inhabited residential units; and 2) there also exists six or more eligibility factors in addition to age and dilapidation (representing the highest number of eligibility factors on blocks in the Area). Therefore, the

number of inhabited residential units that may be removed in this step is 683.

3. Step three counted the number of inhabited residential units that exist where the future land use indicated by the Plan will not include residential uses. Therefore, the number of inhabited residential units that may be removed from this step is 53. All of the Parcels within the Area identified in this step are identified on **Exhibit H-1** in the **Appendix** of this Study.

In summary, a total of 740 occupied residential units were identified as units that may be removed in the Area. **Exhibit H-1**, located in the **Appendix** of this Study, contains references to identify the units discussed above.

B. Relocation Plan

The City's plans for relocation assistance for those qualified residents in the Area whose residences are to be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in E. Relocation Assistance below. No specific relocation plan has been prepared by the City as of the date of this report because no redevelopment project has been approved by the City. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

C. Replacement Housing

In accordance with Section 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced residents whose residence is removed is located in or near the Area.

One of the primary purposes of this Plan is to redevelop portions of the area (with emphasis on the vacant lots in residential areas) for residential uses. In addition, redevelopment of commercial buildings that may provide upper floor residential units could result from individual redevelopment projects. Many of the residential units identified above that may be removed are units in vacant or dilapidated buildings that need substantial upgrade. It is anticipated that if these units are removed, the majority of them will be replaced with residential units in the Area.

The development of affordable housing is provided for in the Plan. Developers who receive tax increment financing assistance for market-rate housing are to set aside, to the greatest extent possible, up to 20-percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that affordable for-sale units should be priced at a level that is affordable to households earning no more than 120-percent of the area median income (adjusted for family size), and affordable rental units should be affordable to households earning no more than 80 percent of the area median income (adjusted for family size).

Although two types of residential buildings are represented in the Area (single-family and multi-family), residents can be categorized as either renters or owners. It is logical to use tenure, rather than building type, as the basis for discussing replacement housing, since a displaced renter would presumably seek a suitable replacement apartment without particular concern for the type of structure. Overall, renters make up approximately 66% and owner occupied housing represents 34% of the households in the Area.

Replacement Rental Housing

A recent comprehensive study of the rental housing market in the Chicago metropolitan area concluded that, overall, there is a limited supply of quality affordable housing in the city and suburbs. *For Rent: Housing Options in the Chicago Region*, published by the Metropolitan Planning Council (MPC), includes a current estimate of the number and types of rental units on the West Side of the City, which the study defines as the area north and west of the Chicago Sanitary and Ship Canal. According to the study, the West Side of Chicago has a total of 120,900 rental units, 95.0% of which were occupied. Table H-5 provided below provides information on this West Side inventory by unit type. The data are also broken out for small buildings, those that contain between two and nine units. Most of the rental inventory in the Area would fall in the category of small buildings.

Table H-5
Chicago/Central Park Redevelopment Plan and Project
Housing Impact Study
Supply of Rental Housing On The West Side of Chicago

<u>Unit Type</u>	<u>All Buildings</u>		<u>Small Buildings*</u>	
	<u>Vacancy</u>	<u>Avg. Rent</u>	<u>Vacancy</u>	<u>Avg. Rent</u>
Studios	2.4%	\$499	NA	NA
One bedroom	7.5%	\$625	4.8%	\$555
Two bedrooms	4.7%	\$622	4.9%	\$592
Three or more bedrooms	3.9%	\$639	3.8%	\$617
All units	5.0%	\$618	5.5%	\$693

*Small buildings have 2-9 units.

Source: *For Rent: Housing Options in the Chicago Region*, published by Metropolitan Planning Council, November 1999.

The following conclusions can be drawn from the MPC study:

- The average monthly rent for all West Side apartments is \$618 per month. The rent is higher (\$693) for units in small buildings.
- Vacancy rates are generally consistent for all unit types in both small buildings and the overall market. The exception is one-bedroom units in the overall market that have a vacancy rate of 7.5%.

- The vacancy rates for all unit types (with the exception of one-bedroom units) are below 6%, the threshold set by the U. S. Department of Housing and Urban Development (HUD) for a tight market. Within the Area the rental market is tight. Although, the rental market on the West Side is not as tight as in the overall Chicago region.

To get a snapshot picture of the available apartments within this general area, Goodman Williams Group examined advertisements listed on the *Chicago Sun-Times* web site on February 19, 2001. On that day, 46 apartments were advertised in the western sectors of the city. The locations of these apartments are listed on the following page as **Table H-6**.

The information obtained from the *Sun-Times* listings indicate that average monthly rents for the properties listed were below the averages revealed in the MPC study for studio, one-bedroom, and two-bedroom units on the West Side of Chicago. Units with 3 or more bedrooms in the *Sun-Times* listings were higher than the MPC study. These data would indicate that renters in units with less than 3 bedrooms would likely be able to find a replacement unit at or near the price that they are currently paying. However, renters of units with 3 or more bedrooms may expect to pay prices closer to or above the West Side averages found in the MPC Study.

Replacement For-Sale Housing

Table H-7, provided on the page following **Table H-6**, presents data from the Chicago Association of Realtors showing trends in the number of home sales and sales prices in the three community areas in which the Area is located. The data reveal the following:

- Sales activity has increased over the last three years in Humboldt Park but remained relatively stable in East and West Garfield Park.
- Sales of multi-family buildings with, two three, or four units are predominant in all three-community areas and show particularly strong numbers in Humboldt Park (this is also the prevalent residential building type).
- Attached units such as condominiums and lofts represent a very small share of home sales in the three-community area.

The data suggest that likely sales of existing homes in all three community areas, but particularly in Humboldt Park, have been driven by buyers' interest in attractively priced multi-family buildings. A Humboldt Park multi-family building sells for roughly three-quarters of the citywide price. The numbers of sales and transaction prices are steadily rising for small-scale multi-family buildings-the mainstay of the housing stock in the Area. However, this sales activity is not widespread throughout all of Humboldt Park.

Table H-6
Chicago/Central Park Redevelopment Plan and Project
Housing Impact Study
Survey of Market-Rate Rental Listings

<i>Address</i>	<i>Monthly Rent</i>	<i>Bedrooms</i>
<i>Austin Area</i>	<i>\$630</i>	<i>2</i>
<i>Austin Area</i>	<i>\$895</i>	<i>3</i>
<i>Austin Area</i>	<i>\$550</i>	<i>1</i>
<i>Austin Area</i>	<i>\$650</i>	<i>2</i>
<i>3527 W. Fullerton</i>	<i>\$320</i>	<i>1</i>
<i>3527 W. Fullerton</i>	<i>\$360</i>	<i>2</i>
<i>3338 W. Adams</i>	<i>\$975</i>	<i>4</i>
<i>5501 W. Washington</i>	<i>\$455</i>	<i>Studio</i>
<i>4601 W. Fifth</i>	<i>\$670</i>	<i>2</i>
<i>4432 W. Lexington</i>	<i>\$750</i>	<i>3</i>
<i>300 S. Kilbourn</i>	<i>\$550</i>	<i>1</i>
<i>300 S. Kilbourn</i>	<i>\$575</i>	<i>2</i>
<i>Austin Area</i>	<i>\$650</i>	<i>2</i>
<i>Austin Area</i>	<i>\$825</i>	<i>3</i>
<i>Central & Laramie</i>	<i>\$600</i>	<i>2</i>
<i>1000 N. Laramie</i>	<i>\$690</i>	<i>2</i>
<i>Austin Area</i>	<i>\$400</i>	<i>1</i>
<i>Austin Area</i>	<i>\$800</i>	<i>2</i>
<i>Austin Area</i>	<i>\$850</i>	<i>3</i>
<i>Austin Area</i>	<i>\$600</i>	<i>2</i>
<i>Austin Area</i>	<i>\$600</i>	<i>2</i>
<i>Austin Area</i>	<i>Not Given</i>	<i>1</i>
<i>Austin Area</i>	<i>\$725</i>	<i>2</i>
<i>112 N. Mason</i>	<i>\$635</i>	<i>2</i>
<i>4000 W. Lake</i>	<i>\$850</i>	<i>3</i>
<i>533 N. Lawler</i>	<i>\$720</i>	<i>2</i>
<i>533 N. Lawler</i>	<i>\$650</i>	<i>2</i>
<i>4800 W. Jackson</i>	<i>\$650</i>	<i>3</i>
<i>Franklin Blvd.</i>	<i>\$550</i>	<i>2</i>
<i>300 S. Sacramento</i>	<i>Not Given</i>	<i>3</i>
<i>100 N. LaTrobe</i>	<i>\$460</i>	<i>1</i>
<i>3200 W. Monroe</i>	<i>\$550</i>	<i>2</i>
<i>661 N. Austin</i>	<i>\$530</i>	<i>2</i>
<i>3347 W. Monroe</i>	<i>\$600</i>	<i>2</i>
<i>233 N. Leamington</i>	<i>\$515</i>	<i>2</i>
<i>251 N. Kilpatrick</i>	<i>\$330</i>	<i>Studio</i>
<i>116 N. Lotus</i>	<i>\$795</i>	<i>3</i>
<i>48 N. Parkside</i>	<i>\$565</i>	<i>1</i>
<i>1 N. Kostner</i>	<i>Not Given</i>	<i>4</i>
<i>3330 W. Monroe</i>	<i>\$350</i>	<i>2</i>
<i>200 N. Austin</i>	<i>\$825</i>	<i>2</i>
<i>18 S. Mayfield</i>	<i>\$475</i>	<i>1</i>
<i>2906 W. Adams</i>	<i>\$950</i>	<i>3</i>
<i>3600 W. Franklin</i>	<i>\$365</i>	<i>1</i>
<i>4400 W. Jackson</i>	<i>\$625</i>	<i>3</i>
<i>3414 W. Monroe</i>	<i>\$800</i>	<i>3</i>
Summary:		
<i>Unit Type</i>	<i>Average Monthly Rent</i>	<i>Number In Survey</i>
<i>Studio</i>	<i>\$393</i>	<i>2</i>
<i>One-Bedroom</i>	<i>\$461</i>	<i>9</i>
<i>Two-Bedrooms</i>	<i>\$613</i>	<i>22</i>
<i>Three or more-Bedrooms</i>	<i>\$815</i>	<i>11</i>
Total	N/A	46

Table H-7
Chicago/Central Park Redevelopment Plan and Project
Housing Impact Study
New Community Area Home Sales

Type	1998		1999		2000	
	Median Price	Sales	Median Price	Sales	Median Price	Sales
<u>Single Family Detached</u>						
Humboldt Park	\$79,500	75	\$86,000	124	\$87,500	136
W. Garfield Park	\$65,900	10	\$27,250	7	\$37,620	16
E. Garfield Park	\$84,000	11	\$97,000	19	\$85,000	16
City of Chicago	\$130,000	9,811	\$136,000	10,320	\$139,900	10,499
<u>Attached (Condos, lofts, etc.)</u>						
Humboldt Park	No Sales	0	No Sales	0	\$75,000	1
W. Garfield Park	\$83,000	4	\$57,000	3	\$250,000	1
E. Garfield Park	\$86,300	3	\$85,000	4	\$130,350	7
City of Chicago	\$153,000	11,092	\$177,500	12,606	\$203,500	12,883
<u>Multifamily</u>						
Humboldt Park	\$120,000	154	\$130,000	201	\$140,000	253
W. Garfield Park	\$73,500	33	\$95,000	43	\$81,000	60
E. Garfield Park	\$87,500	28	\$91,000	42	\$115,000	56
City of Chicago	\$168,000	4,488	\$179,000	5,140	\$182,000	4,885

Source: Chicago Association of Realtors.

Residential Development Pressures

Much of the sales and development activity occurring near the Area is located in a portion of Humboldt Park that brokers refer to as West Bucktown in an attempt to draw upon the proven desirability of the Bucktown neighborhood. A January 27, 2001, feature story in the *Chicago Tribune* described the new construction and loft development occurring in an area bounded by Armitage (2000 north), Western (2400 west), North (1600 north), and California (2800 west). The staff writer states:

"There was general agreement [among the interviewees] that Armitage and Western are the north and east boundaries. Though there were some quibbles about whether North or Division (1200 north) was the south boundary, North won. California won over Kedzie for west."

Residential activity that is occurring near the Area is occurring in the northeast quadrant of the Humboldt Park Community. The Chicago/Central Park Redevelopment Area is in the southwest portion of the Humboldt Park Community and includes portions of West and East Garfield Park. Reinvestment similar to that occurring in other parts of the Humboldt Park community has not been realized in that portion of Humboldt Park located within the Area.

D. Replacement Housing Summary

In general, the intent of the Plan is to facilitate development of affordable residential housing in areas that have lost population or where the condition of the housing stock is declining. Residential portions of the Area are designated for infill housing in the Plan. There are a significant number of vacant lots, which, if developed with housing, would enhance neighborhood stability and provide housing opportunities to help revive the Area. While certain units have been identified that "may be removed", in general, the majority of these units are being listed as such per requirements of the Act that relate to requirements of the Plan preparation. In reality, it is unlikely that many units would be removed.

The typical building type in the Area is a two- or three-flat structure with two- or three-bedrooms. Many of the vacant lots in the Area once contained similar structures. Development of two- and three-flat buildings may allow current residents to become homeowners, as well as create quality rental housing. In addition, many programs are available to assist in the development of replacement housing. These same programs are also available to assist in facilitating the construction of the new residential development envisioned by the Plan. Use of mechanisms that provide assistance to developers and residents including: conveyance of vacant lots; rehabilitation programs; new construction programs; and the use of TIF, may make such development more economically viable.

E. Relocation Assistance

In the event that the implementation of the Plan results in the removal of residential housing units in the Area occupied by low-income households or very low-income households, or the permanent displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Area.

As used in the above paragraph, "low-income households," "very low-income households" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this report, these statutory terms have the following meaning: (i) "low-income households" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so

determined by HUD; and (ii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

Appendix

Exhibit H-1
Units That May Be Removed

COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴	CHANGE IN LAND USE ⁵	DILAPIDATED STRUCTURE ⁶	ON UNDERLYING ACQUISITION LIST ⁷
1	1602125002	MIXED USE	1	1	1257 N PULASKI		YES	
2	1602125009	SINGLE FAMILY	1	1	1233 N PULASKI		YES	
3	1602125010	MULTI-FAMILY	2	2	1231 N PULASKI		YES	
4	1602125012	SINGLE FAMILY	1	1	1225 N PULASKI		YES	
5	1602126022	SINGLE FAMILY	1	1	1234 N SPRINGFIELD		YES	
6	1602126025	MULTI-FAMILY	2	2	1226 N SPRINGFIELD		YES	
7	1602126026	SINGLE FAMILY	1	1	1224 N SPRINGFIELD		YES	
8	1602126027	SINGLE FAMILY	1	1	1222 N SPRINGFIELD		YES	
9	1602127015	SINGLE FAMILY	1	1	1253 N SPRINGFIELD		YES	
10	1602127016	MULTI-FAMILY	2	2	1251 N SPRINGFIELD		YES	
11	1602127022	MULTI-FAMILY	2	2	1235 N SPRINGFIELD		YES	
12	1602127024	MULTI-FAMILY	2	2	1229 N SPRINGFIELD		YES	
13	1602128009	MULTI-FAMILY	2	2	1241 N AVERS		YES	
14	1602128010	SINGLE FAMILY	1	1	1239 N AVERS		YES	
15	1602128015	MULTI-FAMILY	3	3	1227 N AVERS		YES	
16	1602128023	MULTI-FAMILY	2	2	1232 N HAMLIN		YES	
17	1602128024	SINGLE FAMILY	1	1	1228 N HAMLIN		YES	
18	1602301014	MULTI-FAMILY	3	3	1135 N HARDING		YES	
19	1602301015	MULTI-FAMILY	2	2	1131 N HARDING		YES	
20	1602301016	MULTI-FAMILY	3	3	1127 N HARDING		YES	
21	1602301017	MULTI-FAMILY	2	0	1125 N HARDING		YES	
22	1602301018	MULTI-FAMILY	2	2	1123 N HARDING		YES	
23	1602301020	MULTI-FAMILY	2	2	1117 N HARDING		YES	
24	1602301028	SINGLE FAMILY	1	1	1142 N SPRINGFIELD		YES	
25	1602301030	SINGLE FAMILY	1	1	1136 N SPRINGFIELD		YES	
26	1602301032	SINGLE FAMILY	1	1	1130 N SPRINGFIELD		YES	
27	1602301035	MULTI-FAMILY	2	2	1120 N SPRINGFIELD		YES	
28	1602301036	MULTI-FAMILY	2	2	1118 N SPRINGFIELD		YES	
29	1602301037	MULTI-FAMILY	3	3	1116 N SPRINGFIELD		YES	
30	1602302039	MULTI-FAMILY	3	3	1108 N AVERS		YES	
31	1602303025	MULTI-FAMILY	2	2	1138 N HAMLIN		YES	
32	1602303032	SINGLE FAMILY	1	1	1122 N HAMLIN		YES	
33	1602303034	SINGLE FAMILY	1	1	1114 N HAMLIN		YES	
34	1602304016	MULTI-FAMILY	3	0	1129 N HAMLIN		YES	
35	1602305023	SINGLE FAMILY	1	0	1107 N RIDGEWAY		YES	
36	1602306007	MULTI-FAMILY	2	2	1143 N LAWNSDALE		YES	
37	1602306008	SINGLE FAMILY	1	1	1141 N LAWNSDALE		YES	
38	1602306015	MULTI-FAMILY	2	2	1119 N LAWNSDALE		YES	
39	1602306018	MULTI-FAMILY	2	2	1111 N LAWNSDALE		YES	
40	1602306019	MULTI-FAMILY	2	2	1107 N LAWNSDALE		YES	
41	1602306024	MULTI-FAMILY	2	2	1138 N MONTICELLO		YES	
42	1602306025	MULTI-FAMILY	2	2	1136 N MONTICELLO		YES	
43	1602306026	SINGLE FAMILY	1	1	1132 N MONTICELLO		YES	
44	1602306033	MULTI-FAMILY	2	2	1110 N MONTICELLO		YES	
45	1602306035	MULTI-FAMILY	2	2	1106 N MONTICELLO		YES	
46	1602309001	MIXED USE	2	2	1057 N PULASKI		YES	
47	1602309002	MIXED USE	2	2	1053 N PULASKI		YES	
48	1602309006	MIXED USE	6	6	1041 N PULASKI		YES	
49	1602309013	MIXED USE	2	2	1001 N PULASKI		YES	
50	1602310023	MULTI-FAMILY	3	3	1050 N SPRINGFIELD		YES	
51	1602310024	MULTI-FAMILY	2	2	1048 N SPRINGFIELD		YES	
52	1602310042	MULTI-FAMILY	2	2	1004 N SPRINGFIELD		YES	
53	1602312010	SINGLE FAMILY	1	0	1031 N AVERS		YES	
54	1602312011	SINGLE FAMILY	1	0	1029 N AVERS		YES	
55	1602312012	SINGLE FAMILY	1	1	1027 N AVERS		YES	
56	1602312013	SINGLE FAMILY	1	1	1023 N AVERS		YES	
57	1602312014	SINGLE FAMILY	1	1	1021 N AVERS		YES	
58	1602312016	SINGLE FAMILY	1	1	1017 N AVERS		YES	
59	1602312026	SINGLE FAMILY	1	1	1046 N HAMLIN		YES	
60	1602312027	SINGLE FAMILY	1	1	1042 N HAMLIN		YES	
61	1602312029	SINGLE FAMILY	1	1	1038 N HAMLIN		YES	
62	1602312030	SINGLE FAMILY	1	1	1036 N HAMLIN		YES	
63	1602312033	MULTI-FAMILY	3	3	1026 N HAMLIN		YES	
64	1602312034	MULTI-FAMILY	2	2	1020 N HAMLIN		YES	
65	1602312040	SINGLE FAMILY	1	1	1006 N HAMLIN		YES	
66	1602312041	SINGLE FAMILY	1	1	1004 N HAMLIN		YES	
67	1602313007	MULTI-FAMILY	3	3	1043 N HAMLIN		YES	
68	1602313009	MULTI-FAMILY	3	3	1039 N HAMLIN		YES	
69	1602313014	MULTI-FAMILY	3	3	1021 N HAMLIN		YES	
70	1602313015	MULTI-FAMILY	3	3	1019 N HAMLIN		YES	

Exhibit H-1
Units That May Be Removed

COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴	CHANGE IN LAND USE ⁵	DILAPIDATED STRUCTURE ⁶	ON UNDERLYING ACQUISITION LIST ⁷
71	1602313017	SINGLE FAMILY	1	1	1013 N HAMLIN		YES	
72	1602313018	MULTI-FAMILY	2	0	1011 N HAMLIN		YES	
73	1602313021	SINGLE FAMILY	1	1	1003 N HAMLIN		YES	
74	1602313032	SINGLE FAMILY	1	0	1034 N RIDGEWAY		YES	
75	1602313039	SINGLE FAMILY	1	1	1016 N RIDGEWAY		YES	
76	1602313041	MULTI-FAMILY	2	2	1010 N RIDGEWAY		YES	
77	1602314001	MULTI-FAMILY	2	2	1059 N RIDGEWAY		YES	
78	1602314006	SINGLE FAMILY	1	1	1045 N RIDGEWAY		YES	
79	1602314010	MULTI-FAMILY	2	2	1035 N RIDGEWAY		YES	
80	1602314012	MULTI-FAMILY	2	2	1029 N RIDGEWAY		YES	
81	1602314013	MULTI-FAMILY	2	2	1027 N RIDGEWAY		YES	
82	1602314021	MULTI-FAMILY	4	4	1001 N RIDGEWAY		YES	
83	1602314023	MULTI-FAMILY	2	2	1052 N LAWNSDALE		YES	
84	1602314024	MULTI-FAMILY	3	3	1050 N LAWNSDALE		YES	
85	1602314025	MULTI-FAMILY	3	3	1046 N LAWNSDALE		YES	
86	1602314027	MULTI-FAMILY	2	2	1040 N LAWNSDALE		YES	
87	1602314032	MULTI-FAMILY	2	2	1026 N LAWNSDALE		YES	
88	1602314037	SINGLE FAMILY	1	1	1012 N LAWNSDALE		YES	
89	1602315027	SINGLE FAMILY	1	1	1036 N MONTICELLO		YES	
90	1602315028	MULTI-FAMILY	2	2	1032 N MONTICELLO		YES	
91	1602315031	SINGLE FAMILY	1	1	1024 N MONTICELLO		YES	
92	1602315036	SINGLE FAMILY	1	1	1008 N MONTICELLO		YES	
93	1602317013	SINGLE FAMILY	1	1	923 N PULASKI		YES	
94	1602317015	MULTI-FAMILY	3	3	919 N PULASKI		YES	
95	1602317026	MULTI-FAMILY	2	2	950 N HARDING		YES	
96	1602317029	SINGLE FAMILY	1	1	942 N HARDING		YES	
97	1602317030	SINGLE FAMILY	1	1	940 N HARDING		YES	
98	1602317031	SINGLE FAMILY	1	1	938 N HARDING		YES	
99	1602317033	MULTI-FAMILY	2	2	934 N HARDING		YES	
100	1602317041	SINGLE FAMILY	1	1	914 N HARDING		YES	
101	1602318001	SINGLE FAMILY	1	1	959 N HARDING		YES	
102	1602318011	SINGLE FAMILY	1	1	931 N HARDING		YES	
103	1602318013	MULTI-FAMILY	3	3	923 N HARDING		YES	
104	1602318025	MULTI-FAMILY	2	2	952 N SPRINGFIELD		YES	
105	1602318045	SINGLE FAMILY	1	1	900 N SPRINGFIELD		YES	
106	1602319003	MULTI-FAMILY	2	2	953 N SPRINGFIELD		YES	
107	1602319036	MULTI-FAMILY	2	2	918 N AVERS		YES	
108	1602319037	MULTI-FAMILY	2	2	916 N AVERS		YES	
109	1602319038	SINGLE FAMILY	1	1	912 N AVERS		YES	
110	1602319039	SINGLE FAMILY	1	1	910 N AVERS		YES	
111	1602320005	MULTI-FAMILY	2	2	947 N AVERS		YES	
112	1602320008	MULTI-FAMILY	2	2	943 N AVERS		YES	
113	1602320008	MULTI-FAMILY	3	3	935 N AVERS		YES	
114	1602320009	SINGLE FAMILY	1	1	933 N AVERS		YES	
115	1602320021	MULTI-FAMILY	2	2	948 N HAMLIN		YES	
116	1602320024	MULTI-FAMILY	2	2	940 N HAMLIN		YES	
117	1602320027	SINGLE FAMILY	1	1	932 N HAMLIN		YES	
118	1602320028	MULTI-FAMILY	3	3	930 N HAMLIN		YES	
119	1602320029	MULTI-FAMILY	2	2	928 N HAMLIN		YES	
120	1602320032	MULTI-FAMILY	3	3	920 N HAMLIN		YES	
121	1602321005	SINGLE FAMILY	1	1	949 N HAMLIN		YES	
122	1602321010	MULTI-FAMILY	3	3	935 N HAMLIN		YES	
123	1602321014	SINGLE FAMILY	1	1	925 N HAMLIN		YES	
124	1602321015	MULTI-FAMILY	2	2	923 N HAMLIN		YES	
125	1602321021	MULTI-FAMILY	2	2	909 N HAMLIN		YES	
126	1602321033	MULTI-FAMILY	2	2	934 N RIDGEWAY		YES	
127	1602321036	MULTI-FAMILY	2	2	928 N RIDGEWAY		YES	
128	1602321040	SINGLE FAMILY	1	1	918 N RIDGEWAY		YES	
129	1602321041	SINGLE FAMILY	1	1	916 N RIDGEWAY		YES	
130	1602321042	SINGLE FAMILY	1	1	912 N RIDGEWAY		YES	
131	1602321046	MULTI-FAMILY	2	2	902 N RIDGEWAY		YES	
132	1602321047	MULTI-FAMILY	4	4	900 N RIDGEWAY		YES	
133	1602322002	MULTI-FAMILY	3	3	955 N RIDGEWAY		YES	
134	1602322006	SINGLE FAMILY	1	1	945 N RIDGEWAY		YES	
135	1602322008	SINGLE FAMILY	1	1	941 N RIDGEWAY		YES	
136	1602322014	SINGLE FAMILY	1	1	923 N RIDGEWAY		YES	
137	1602322015	MULTI-FAMILY	2	2	921 N RIDGEWAY		YES	
138	1602322018	SINGLE FAMILY	1	1	911 N RIDGEWAY		YES	
139	1602322019	SINGLE FAMILY	1	1	909 N RIDGEWAY		YES	
140	1602322020	SINGLE FAMILY	1	1	907 N RIDGEWAY		YES	

Exhibit H-1
Units That May Be Removed

COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴	CHANGE IN LAND USE ⁵	DILAPIDATED STRUCTURE ⁶	ON UNDERLYING ACQUISITION LIST ⁷
141	1602322024	MULTI-FAMILY	2	2	956 N LAWDALE		YES	
142	1602323028	MULTI-FAMILY	2	2	946 N MONTICELLO		YES	
143	1602324007	SINGLE FAMILY	1	1	941 N MONTICELLO		YES	
144	1602324018	SINGLE FAMILY	1	1	911 N MONTICELLO		YES	
145	1602324020	SINGLE FAMILY	1	1	905 N MONTICELLO		YES	
146	1602324021	SINGLE FAMILY	1	1	903 N MONTICELLO		YES	
147	1602324022	SINGLE FAMILY	1	1	901 N MONTICELLO		YES	
148	1602324024	MULTI-FAMILY	4	4	952 N CENTRAL PARK		YES	
149	1602325021	SINGLE FAMILY	1	1	852 N HARDING		YES	
150	1602326027	SINGLE FAMILY	1	1	834 N SPRINGFIELD		YES	
151	1602327006	SINGLE FAMILY	1	1	843 N SPRINGFIELD		YES	
152	1602327007	SINGLE FAMILY	1	1	839 N SPRINGFIELD		YES	
153	1602327011	MULTI-FAMILY	2	2	831 N SPRINGFIELD		YES	
154	1602327043	SINGLE FAMILY	1	1	809 N SPRINGFIELD			YES
155	1602328006	SINGLE FAMILY	1	1	843 N AVERS		YES	
156	1602328009	MULTI-FAMILY	2	2	833 N AVERS		YES	
157	1602328017	MULTI-FAMILY	3	3	854 N HAMLIN		YES	
158	1602328018	MULTI-FAMILY	3	3	852 N HAMLIN		YES	
159	1602329027	SINGLE FAMILY	1	1	834 N RIDGEWAY		YES	
160	1602330018	SINGLE FAMILY	1	0	815 N RIDGEWAY		YES	
161	1602330020	MULTI-FAMILY	2	2	854 N LAWDALE		YES	
162	1602330028	MULTI-FAMILY	2	2	834 N LAWDALE		YES	
163	1602330032	MULTI-FAMILY	2	2	824 N LAWDALE		YES	
164	1602332003	MULTI-FAMILY	2	2	851 N MONTICELLO		YES	
165	1602332005	MULTI-FAMILY	2	2	845 N MONTICELLO		YES	
166	1602332008	SINGLE FAMILY	1	1	837 N MONTICELLO		YES	
167	1602332012	SINGLE FAMILY	1	0	827 N MONTICELLO		YES	
168	1602332013	SINGLE FAMILY	1	0	823 N MONTICELLO		YES	
169	1602332016	SINGLE FAMILY	1	1	817 N MONTICELLO		YES	
170	1602332018	MULTI-FAMILY	2	2	852 N CENTRAL PARK		YES	
171	1602332023	MULTI-FAMILY	2	2	836 N CENTRAL PARK		YES	
172	1602332027	MULTI-FAMILY	2	2	826 N CENTRAL PARK		YES	
173	1602332028	MULTI-FAMILY	2	2	822 N CENTRAL PARK		YES	
174	1602404037	MULTI-FAMILY	2	2	1008 N DRAKE		YES	
175	1602415003	MULTI-FAMILY	2	2	951 N CENTRAL PARK		YES	
176	1602415005	MULTI-FAMILY	2	2	945 N CENTRAL PARK		YES	
177	1602415009	MULTI-FAMILY	2	2	935 N CENTRAL PARK		YES	
178	1602415012	MULTI-FAMILY	2	2	927 N CENTRAL PARK		YES	
179	1602415015	SINGLE FAMILY	1	1	919 N CENTRAL PARK		YES	
180	1602415018	SINGLE FAMILY	1	1	911 N CENTRAL PARK		YES	
181	1602415030	MULTI-FAMILY	2	2	934 N DRAKE		YES	
182	1602415031	MULTI-FAMILY	2	2	930 N DRAKE		YES	
183	1602416008	MULTI-FAMILY	2	2	935 N DRAKE		YES	
184	1602416009	MULTI-FAMILY	2	2	933 N DRAKE		YES	
185	1602416017	MULTI-FAMILY	2	0	909 N DRAKE		YES	
186	1602416023	SINGLE FAMILY	1	0	950 N ST LOUIS		YES	
187	1602416027	SINGLE FAMILY	1	1	942 N ST LOUIS		YES	
188	1602416032	SINGLE FAMILY	1	1	928 N ST LOUIS		YES	
189	1602416035	SINGLE FAMILY	1	1	922 N ST LOUIS		YES	
190	1602416039	SINGLE FAMILY	1	1	912 N ST LOUIS		YES	
191	1602416042	SINGLE FAMILY	1	1	904 N ST LOUIS		YES	
192	1602416044	SINGLE FAMILY	1	0	900 N ST LOUIS		YES	
193	1602417003	SINGLE FAMILY	1	1	953 N ST LOUIS		YES	
194	1602417010	SINGLE FAMILY	1	1	935 N ST LOUIS		YES	
195	1602417013	SINGLE FAMILY	1	1	929 N ST LOUIS		YES	
196	1602417014	SINGLE FAMILY	1	1	925 N ST LOUIS		YES	
197	1602417015	SINGLE FAMILY	1	1	923 N ST LOUIS		YES	
198	1602417018	SINGLE FAMILY	1	1	915 N ST LOUIS		YES	
199	1602417019	SINGLE FAMILY	1	1	913 N ST LOUIS		YES	
200	1602417031	SINGLE FAMILY	1	1	942 N TRUMBULL		YES	
201	1602417033	SINGLE FAMILY	1	1	934 N TRUMBULL		YES	
202	1602417044	SINGLE FAMILY	1	1	908 N TRUMBULL		YES	
203	1602418030	SINGLE FAMILY	1	0	940 N HOMAN		YES	
204	1602418040	MULTI-FAMILY	2	2	914 N HOMAN		YES	
205	1602418041	SINGLE FAMILY	1	1	910 N HOMAN		YES	
206	1602419012	SINGLE FAMILY	1	1	827 N CENTRAL PARK		YES	
207	1602419025	SINGLE FAMILY	1	1	834 N DRAKE		YES	
208	1602419034	MULTI-FAMILY	2	2	3552 W CHICAGO		YES	
209	1602419035	MULTI-FAMILY	2	2	3550 W CHICAGO		YES	
210	1602419037	MULTI-FAMILY	2	2	3544 W CHICAGO		YES	

**Exhibit H-1
Units That May Be Removed**

COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴	CHANGE IN LAND USE ⁵	DILAPIDATED STRUCTURE ⁶	ON UNDERLYING ACQUISITION LIST ⁷
211	1602419038	MULTI-FAMILY	2	0	3542 W CHICAGO		YES	
212	1602419039	MULTI-FAMILY	2	2	3538 W CHICAGO		YES	
213	1602419040	MULTI-FAMILY	2	2	3536 W CHICAGO		YES	
214	1602420004	SINGLE FAMILY	1	1	851 N DRAKE		YES	
215	1602420009	SINGLE FAMILY	1	1	837 N DRAKE		YES	
216	1602420013	SINGLE FAMILY	1	1	827 N DRAKE		YES	
217	1602420020	SINGLE FAMILY	1	1	854 N ST LOUIS		YES	
218	1602420026	SINGLE FAMILY	1	1	840 N ST LOUIS		YES	
219	1602420027	SINGLE FAMILY	1	1	836 N ST LOUIS		YES	
220	1602420033	MULTI-FAMILY	2	2	822 N ST LOUIS		YES	
221	1602420034	MULTI-FAMILY	3	3	820 N ST LOUIS		YES	
222	1602420036	MULTI-FAMILY	2	2	814 N ST LOUIS		YES	
223	1602420041	MIXED USE	1	1	3514 W CHICAGO		YES	
224	1602420044	MIXED USE	1	1	3506 W CHICAGO		YES	
225	1602420045	MIXED USE	1	1	3504 W CHICAGO		YES	
226	1602421004	SINGLE FAMILY	1	1	849 N ST LOUIS		YES	
227	1602421005	SINGLE FAMILY	1	1	847 N ST LOUIS		YES	
228	1602421014	SINGLE FAMILY	1	1	825 N ST LOUIS		YES	
229	1602421022	SINGLE FAMILY	1	1	848 N TRUMBULL		YES	
230	1602421025	SINGLE FAMILY	1	1	842 N TRUMBULL		YES	
231	1602421026	SINGLE FAMILY	1	1	838 N TRUMBULL		YES	
232	1602421027	SINGLE FAMILY	1	1	836 N TRUMBULL		YES	
233	1602421029	SINGLE FAMILY	1	1	832 N TRUMBULL		YES	
234	1602422008	SINGLE FAMILY	1	1	841 N TRUMBULL		YES	
235	1602422009	SINGLE FAMILY	1	1	837 N TRUMBULL		YES	
236	1602422010	SINGLE FAMILY	1	1	835 N TRUMBULL		YES	
237	1602425012	SINGLE FAMILY	1	1	3349 W IOWA	YES		
238	1602425013	SINGLE FAMILY	1	1	3347 W IOWA	YES		
239	1602425014	SINGLE FAMILY	1	1	3343 W IOWA	YES		
240	1602425015	SINGLE FAMILY	1	1	3341 W IOWA	YES		
241	1602425016	SINGLE FAMILY	1	1	3348 W RICE	YES		
242	1602425017	SINGLE FAMILY	1	1	3344 W RICE	YES		
243	1602427014	MULTI-FAMILY	2	2	864 N CHRISTIANA	YES		
244	1602427015	SINGLE FAMILY	1	1	862 N CHRISTIANA	YES		
245	1602427016	MULTI-FAMILY	2	2	860 N CHRISTIANA	YES		
246	1602427018	MULTI-FAMILY	2	2	854 N CHRISTIANA	YES		
247	1602427019	MULTI-FAMILY	2	2	852 N CHRISTIANA	YES		
248	1602427020	MULTI-FAMILY	2	2	850 N CHRISTIANA	YES		
249	1602427025	MULTI-FAMILY	4	4	834 N CHRISTIANA	YES		
250	1602427026	MULTI-FAMILY	3	3	832 N CHRISTIANA	YES		
251	1602427027	MULTI-FAMILY	2	2	830 N CHRISTIANA	YES		
252	1602427030	SINGLE FAMILY	1	1	820 N CHRISTIANA	YES		
253	1603423023	SINGLE FAMILY	1	1	952 N PULASKI		YES	
254	1603423036	SINGLE FAMILY	1	1	912 N PULASKI		YES	
255	1611100038	MULTI-FAMILY	3	3	708 N HARDING			YES
256	1611102028	SINGLE FAMILY	1	1	716 N AVERS		YES	
257	1611106018	MULTI-FAMILY	6	6	718 N MONTICELLO	YES		
258	1611107002	MULTI-FAMILY	3	3	749 N MONTICELLO		YES	
259	1611111031	MULTI-FAMILY	2	2	634 N SPRINGFIELD		YES	
260	1611111037	SINGLE FAMILY	1	1	612 N SPRINGFIELD		YES	
261	1611111038	MULTI-FAMILY	2	2	610 N SPRINGFIELD		YES	
262	1611112057	SINGLE FAMILY	1	1	625 N SPRINGFIELD		YES	
263	1611113051	MULTI-FAMILY	2	2	622 N HAMLIN		YES	
264	1611114033	MULTI-FAMILY	2	2	626 N RIDGEWAY		YES	
265	1611114036	SINGLE FAMILY	1	1	616 N RIDGEWAY		YES	
266	1611115003	SINGLE FAMILY	1	1	635 N RIDGEWAY		YES	
267	1611115007	MULTI-FAMILY	3	0	625 N RIDGEWAY		YES	
268	1611115009	MULTI-FAMILY	2	2	619 N RIDGEWAY		YES	
269	1611117025	MULTI-FAMILY	2	2	642 N CENTRAL PARK		YES	
270	1611117035	MULTI-FAMILY	2	2	614 N CENTRAL PARK		YES	
271	1611117039	MULTI-FAMILY	2	2	604 N CENTRAL PARK		YES	
272	1611117040	MULTI-FAMILY	2	2	602 N CENTRAL PARK		YES	
273	1611121004	MULTI-FAMILY	2	2	545 N AVERS		YES	
274	1611121028	MULTI-FAMILY	2	2	532 N HAMLIN		YES	
275	1611122027	MULTI-FAMILY	2	2	546 N RIDGEWAY		YES	
276	1611123012	MULTI-FAMILY	3	3	533 N RIDGEWAY		YES	
277	1611123017	MULTI-FAMILY	2	2	521 N RIDGEWAY		YES	
278	1611123018	MULTI-FAMILY	3	3	519 N RIDGEWAY		YES	
279	1611124008	MULTI-FAMILY	3	3	545 N LAWNSDALE		YES	
280	1611124010	MULTI-FAMILY	3	3	541 N LAWNSDALE		YES	

Exhibit H-1
Units That May Be Removed

COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴	CHANGE IN LAND USE ⁵	DILAPIDATED STRUCTURE ⁶	ON UNDERLYING ACQUISITION LIST ⁷
281	1611124015	MULTI-FAMILY	3	3	529 N LAWNSDALE		YES	
282	1611124019	SINGLE FAMILY	1	1	519 N LAWNSDALE		YES	
283	1611124029	MULTI-FAMILY	2	2	548 N MONTICELLO		YES	
284	1611124035	SINGLE FAMILY	1	1	530 N MONTICELLO		YES	
285	1611125009	MULTI-FAMILY	2	2	537 N MONTICELLO		YES	
286	1611125016	MULTI-FAMILY	2	0	540 N CENTRAL PARK		YES	
287	1611127003	SINGLE FAMILY	1	1	455 N HARDING		YES	
288	1611127009	MULTI-FAMILY	2	0	441 N HARDING		YES	
289	1611127014	SINGLE FAMILY	1	1	429 N HARDING		YES	
290	1611127021	SINGLE FAMILY	1	1	411 N HARDING		YES	
291	1611127031	SINGLE FAMILY	1	1	446 N SPRINGFIELD		YES	
292	1611127032	SINGLE FAMILY	1	1	444 N SPRINGFIELD		YES	
293	1611127036	SINGLE FAMILY	1	1	434 N SPRINGFIELD		YES	
294	1611127049	MULTI-FAMILY	2	2	449 N HARDING		YES	
295	1611127050	MULTI-FAMILY	2	2	447 N HARDING		YES	
296	1611127053	MULTI-FAMILY	2	2	445 N HARDING		YES	
297	1611128001	SINGLE FAMILY	1	1	3857 W FERDINAND		YES	
298	1611128002	SINGLE FAMILY	1	1	3855 W FERDINAND		YES	
299	1611128011	SINGLE FAMILY	1	1	433 N SPRINGFIELD		YES	
300	1611128030	SINGLE FAMILY	1	1	444 N AVERS		YES	
301	1611128032	SINGLE FAMILY	1	1	438 N AVERS		YES	
	1611128045	SINGLE FAMILY	1	1	402 N AVERS		YES	
302	16111280451001							
303	16111280451002							
304	1611129005	SINGLE FAMILY	1	1	449 N AVERS		YES	
305	1611129006	SINGLE FAMILY	1	1	447 N AVERS		YES	
306	1611129007	SINGLE FAMILY	1	1	445 N AVERS		YES	
307	1611129012	SINGLE FAMILY	1	1	431 N AVERS		YES	
308	1611130032	MULTI-FAMILY	2	2	422 N RIDGEWAY		YES	
309	1611132009	MULTI-FAMILY	2	2	439 N LAWNSDALE		YES	
310	1611132011	MULTI-FAMILY	2	2	433 N LAWNSDALE		YES	
311	1611132015	MULTI-FAMILY	2	2	423 N LAWNSDALE		YES	
312	1611132031	SINGLE FAMILY	1	1	434 N MONTICELLO		YES	
313	1611200031	MULTI-FAMILY	2	2	718 N DRAKE		YES	
314	1611200032	MULTI-FAMILY	2	2	712 N DRAKE		YES	
315	1611201010	MULTI-FAMILY	2	0	743 N DRAKE		YES	
316	1611201023	MULTI-FAMILY	2	2	740 N ST LOUIS		YES	
317	1611204032	MULTI-FAMILY	2	2	714 N CHRISTIANA		YES	
318	1611204036	MULTI-FAMILY	3	3	700 N CHRISTIANA		YES	
319	1611205014	MULTI-FAMILY	2	2	731 N CHRISTIANA		YES	
320	1611205017	MULTI-FAMILY	2	2	723 N CHRISTIANA		YES	
321	1611205018	MULTI-FAMILY	2	2	719 N CHRISTIANA		YES	
322	1611205019	MULTI-FAMILY	2	2	717 N CHRISTIANA		YES	
323	1611205023	MULTI-FAMILY	2	2	703 N CHRISTIANA		YES	
324	1611206031	SINGLE FAMILY	1	0	720 N SAWYER		YES	
325	1611206036	MULTI-FAMILY	3	3	3258 W HURON		YES	
326	1611206037	MULTI-FAMILY	2	2	3254 W HURON		YES	
327	1611209001	MULTI-FAMILY	2	0	657 N DRAKE		YES	
328	1611209003	SINGLE FAMILY	1	1	651 N DRAKE		YES	
329	1611209004	SINGLE FAMILY	1	1	647 N DRAKE		YES	
330	1611210005	SINGLE FAMILY	1	1	645 N ST LOUIS		YES	
331	1611210012	SINGLE FAMILY	1	1	623 N ST LOUIS		YES	
332	1611210026	MULTI-FAMILY	3	3	640 N TRUMBULL		YES	
333	1611210033	MULTI-FAMILY	2	2	622 N TRUMBULL		YES	
334	1611210039	MULTI-FAMILY	2	2	604 N TRUMBULL		YES	
335	1611211008	SINGLE FAMILY	1	1	635 N TRUMBULL		YES	
336	1611211012	SINGLE FAMILY	1	1	625 N TRUMBULL		YES	
337	1611211030	MULTI-FAMILY	2	2	642 N HOMAN		YES	
338	1611212004	MULTI-FAMILY	2	2	647 N HOMAN		YES	
339	1611212034	MULTI-FAMILY	2	0	618 N CHRISTIANA		YES	
340	1611213036	MULTI-FAMILY	2	2	626 N SPAULDING		YES	
341	1611213038	MULTI-FAMILY	2	2	622 N SPAULDING		YES	
342	1611213039	MULTI-FAMILY	2	2	620 N SPAULDING		YES	
343	1611213040	MULTI-FAMILY	2	2	618 N SPAULDING		YES	
344	1611216002	SINGLE FAMILY	1	1	545 N CENTRAL PARK		YES	
345	1611216005	MULTI-FAMILY	2	2	533 N CENTRAL PARK		YES	
346	1611217002	MULTI-FAMILY	2	0	545 N DRAKE		YES	
347	1611217017	MULTI-FAMILY	2	2	538 N ST LOUIS		YES	
348	1611217018	MULTI-FAMILY	2	2	536 N ST LOUIS		YES	
349	1611217024	MULTI-FAMILY	2	2	520 N ST LOUIS		YES	

COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴	CHANGE IN LAND USE ⁵	DILAPIDATED STRUCTURE ⁶	ON UNDERLYING ACQUISITION LIST ⁷
350	1611217025	MULTI-FAMILY	2	2	518 N ST LOUIS		YES	
351	1611217028	MULTI-FAMILY	2	2	3520 W FRANKLIN		YES	
352	1611217029	MULTI-FAMILY	2	2	3518 W FRANKLIN		YES	
353	1611219001	MULTI-FAMILY	2	2	549 N TRUMBULL		YES	
354	1611219004	MULTI-FAMILY	2	2	541 N TRUMBULL		YES	
355	1611219009	MULTI-FAMILY	2	2	527 N TRUMBULL		YES	
356	1611219015	MULTI-FAMILY	2	2	542 N HOMAN		YES	
357	1611219019	MULTI-FAMILY	2	2	528 N HOMAN		YES	
358	1611219024	MULTI-FAMILY	2	0	3424 W FRANKLIN		YES	
359	1611220007	MULTI-FAMILY	6	0	525 N HOMAN	YES	YES	
360	1611220008	MULTI-FAMILY	6	6	521 N HOMAN	YES	YES	
361	1611222017	MULTI-FAMILY	2	2	528 N SAWYER		YES	
362	1611223001	MULTI-FAMILY	2	2	549 N SAWYER		YES	
363	1611223029	MULTI-FAMILY	2	2	528 N KEDZIE		YES	
364	1611223030	MULTI-FAMILY	2	2	526 N KEDZIE		YES	
365	1611223033	MULTI-FAMILY	2	2	520 N KEDZIE		YES	
366	1611224004	SINGLE FAMILY	1	1	439 N CENTRAL PARK		YES	
367	1611224006	MULTI-FAMILY	6	6	431 N CENTRAL PARK		YES	
368	1611224007	MULTI-FAMILY	2	2	427 N CENTRAL PARK		YES	
369	1611224032	MULTI-FAMILY	2	2	415 N CENTRAL PARK		YES	
370	1611225008	SINGLE FAMILY	1	1	421 N DRAKE		YES	
371	1611227004	MULTI-FAMILY	2	2	3415 W FRANKLIN		YES	
372	1611401005	MULTI-FAMILY	2	2	3448 W CARROLL		YES	
373	1611401007	MULTI-FAMILY	3	3	3442 W CARROLL		YES	
374	1611401014	SINGLE FAMILY	1	1	3424 W CARROLL		YES	
375	1611401015	SINGLE FAMILY	1	1	3422 W CARROLL		YES	
376	1611401017	SINGLE FAMILY	1	0	3418 W CARROLL		YES	
377	1611401018	SINGLE FAMILY	1	1	3414 W CARROLL		YES	
378	1611402003	SINGLE FAMILY	1	1	3358 W CARROLL		YES	
379	1611402026	MULTI-FAMILY	2	2	3260 W CARROLL		YES	
380	1611402027	MULTI-FAMILY	2	2	3256 W CARROLL		YES	
381	1611402028	MULTI-FAMILY	2	2	3254 W CARROLL		YES	
382	1611402039	MULTI-FAMILY	2	2	3226 W CARROLL		YES	
383	1611403012	MULTI-FAMILY	2	2	3535 W CARROLL		YES	
384	1611403017	SINGLE FAMILY	1	1	3521 W CARROLL		YES	
385	1611403019	MULTI-FAMILY	2	2	3515 W CARROLL		YES	
386	1611403027	MULTI-FAMILY	2	2	3542 W FULTON		YES	
387	1611403030	MULTI-FAMILY	3	3	3534 W FULTON		YES	
388	1611403031	MULTI-FAMILY	2	2	3530 W FULTON		YES	
389	1611404007	SINGLE FAMILY	1	1	3441 W CARROLL		YES	
390	1611405004	MULTI-FAMILY	2	2	323 N HOMAN		YES	
391	1611405010	MULTI-FAMILY	2	2	3347 W CARROLL		YES	
392	1611405014	MULTI-FAMILY	4	4	3337 W CARROLL		YES	
393	1611405040	MULTI-FAMILY	2	0	322 N KEDZIE		YES	
394	1611405041	MULTI-FAMILY	2	0	320 N KEDZIE		YES	
395	1611405044	MULTI-FAMILY	2	2	3354 W FULTON		YES	
396	1611405045	MULTI-FAMILY	2	2	3352 W FULTON		YES	
397	1611405062	MULTI-FAMILY	6	0	3302 W FULTON		YES	
398	1611405065	MULTI-FAMILY	2	2	3262 W FULTON		YES	
399	1611405066	MULTI-FAMILY	2	2	3260 W FULTON		YES	
400	1611405069	MULTI-FAMILY	2	2	3252 W FULTON		YES	
401	1611405075	MULTI-FAMILY	2	2	3240 W FULTON		YES	
402	1611405079	MULTI-FAMILY	2	2	3230 W FULTON		YES	
403	1611405080	MULTI-FAMILY	2	2	3226 W FULTON		YES	
404	1611405082	MULTI-FAMILY	2	2	3222 W FULTON		YES	
405	1611405084	MULTI-FAMILY	3	3	3216 W FULTON		YES	
406	1611405085	MULTI-FAMILY	3	3	3214 W FULTON		YES	
407	1611405087	MULTI-FAMILY	2	2	3210 W FULTON		YES	
408	1611407016	MULTI-FAMILY	3	3	3423 W FULTON		YES	
409	1611407024	SINGLE FAMILY	1	1	3407 W FULTON		YES	
410	1611407026	MULTI-FAMILY	2	2	3458 W WALNUT		YES	
411	1611407029	SINGLE FAMILY	1	1	3450 W WALNUT		YES	
412	1611407042	MULTI-FAMILY	2	2	3418 W WALNUT		YES	
413	1611408004	MULTI-FAMILY	2	2	3347 W FULTON		YES	
414	1611408008	MULTI-FAMILY	2	2	3339 W FULTON		YES	
415	1611408014	MULTI-FAMILY	6	6	3319 W FULTON		YES	
416	1611408016	MULTI-FAMILY	2	2	3315 W FULTON		YES	
417	1611408022	MULTI-FAMILY	3	3	3261 W FULTON		YES	
418	1611408023	SINGLE FAMILY	1	1	3257 W FULTON		YES	
419	1611408024	MULTI-FAMILY	3	3	3255 W FULTON		YES	

COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴	CHANGE IN LAND USE ⁵	DILAPIDATED STRUCTURE ⁶	ON UNDERLYING ACQUISITION LIST ⁷
420	1611408028	MULTI-FAMILY	6	6	3235 W FULTON		YES	
421	1611408030	MULTI-FAMILY	3	3	3231 W FULTON		YES	
422	1611408032	MULTI-FAMILY	2	2	3225 W FULTON		YES	
423	1611408035	MULTI-FAMILY	3	3	3217 W FULTON		YES	
424	1611408037	MULTI-FAMILY	3	3	3213 W FULTON		YES	
425	1611408042	MULTI-FAMILY	3	3	3356 W WALNUT		YES	
426	1611408043	MULTI-FAMILY	2	2	3354 W WALNUT		YES	
427	1611408052	MULTI-FAMILY	2	2	3332 W WALNUT		YES	
428	1611408053	MULTI-FAMILY	2	2	3328 W WALNUT		YES	
429	1611408063	MULTI-FAMILY	2	2	3304 W WALNUT		YES	
430	1611408073	MULTI-FAMILY	2	2	3248 W WALNUT		YES	
431	1611408090	MULTI-FAMILY	2	2	3208 W WALNUT		YES	
432	1611411005	SINGLE FAMILY	1	1	3349 W WALNUT		YES	
433	1611411009	SINGLE FAMILY	1	1	3339 W WALNUT		YES	
434	1611411020	MULTI-FAMILY	2	2	3315 W WALNUT		YES	
435	1611411025	MULTI-FAMILY	2	2	3303 W WALNUT		YES	
436	1611411027	MULTI-FAMILY	2	0	3285 W WALNUT		YES	
437	1611411030	SINGLE FAMILY	1	1	3259 W WALNUT		YES	
438	1611411035	MULTI-FAMILY	2	2	3249 W WALNUT		YES	
439	1611411036	MULTI-FAMILY	2	2	3245 W WALNUT		YES	
440	1611411037	MULTI-FAMILY	3	3	3243 W WALNUT		YES	
441	1611411040	MULTI-FAMILY	2	2	3235 W WALNUT		YES	
442	1611411043	MULTI-FAMILY	2	2	3229 W WALNUT		YES	
443	1611411044	MULTI-FAMILY	2	2	3227 W WALNUT		YES	
444	1611411048	MULTI-FAMILY	2	2	3217 W WALNUT		YES	
	TOTAL		798	740		53 UNITS *	683 UNITS *	4 UNITS *

¹ Indicates P.I.N.'s containing residential units and residential unit by type.

² Indicates the total number of residential units for each P.I.N.

³ Indicates the total number of occupied residential units for each P.I.N.

⁴ Property addresses only shown for residential uses.

⁵ Indicates the P.I.N.'s associated with residential units that would be removed if the Plan is implemented according to Exhibit C, Generalized Land Use Plan, included in Attachment Two of the Plan Appendix.



⁶ Indicates the P.I.N.'s associated with dilapidated residential units that were counted as possibly being removed over the life of the Plan.

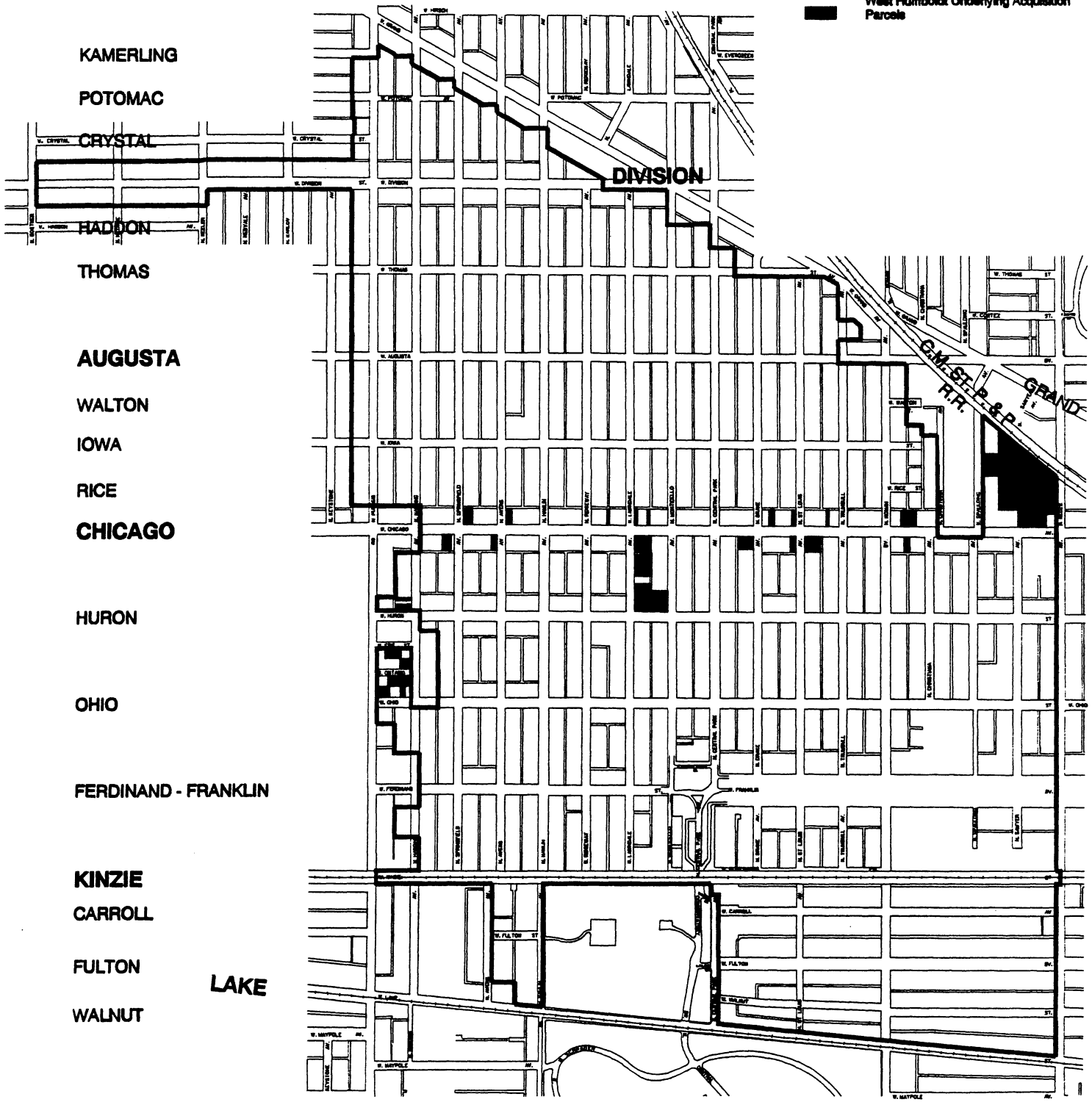
⁷ Indicates P.I.N.'s identified on the West Humboldt Underlying Acquisition Map.

* Total indicates total number of occupied residential units.

West Humboldt Underlying Acquisition Map
Chicago / Central Park Redevelopment Area
 City of Chicago, Illinois

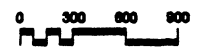
LEGEND

-  Chicago / Central Park Redevelopment Area Boundary
-  West Humboldt Underlying Acquisition Parcels



- KOSTNER**
- KILDARE**
- KEELER**
- KEDVALE**
- KARLOV**
- KEYSTONE**
- PULASKI**
- HARDING**
- SPRINGFIELD**
- AVERS**
- HAMLIN**
- RIDGEWAY**
- LAWDALE**
- MONTICELLO**
- CENTRAL PARK**
- DRAKE**
- ST. LOUIS**
- TRUMBULL**
- HOMAN**
- CHRISTIANA**
- SPAULDING**
- SAWYER**
- KEDZIE**

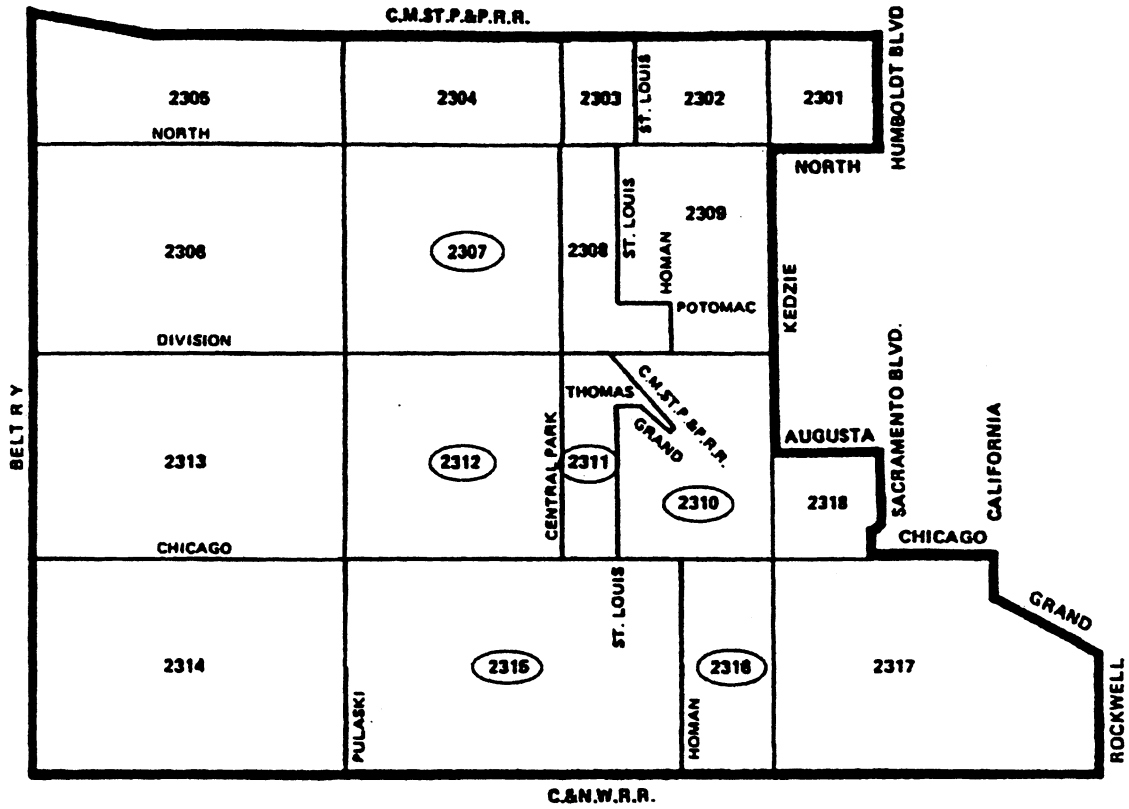
LAKE



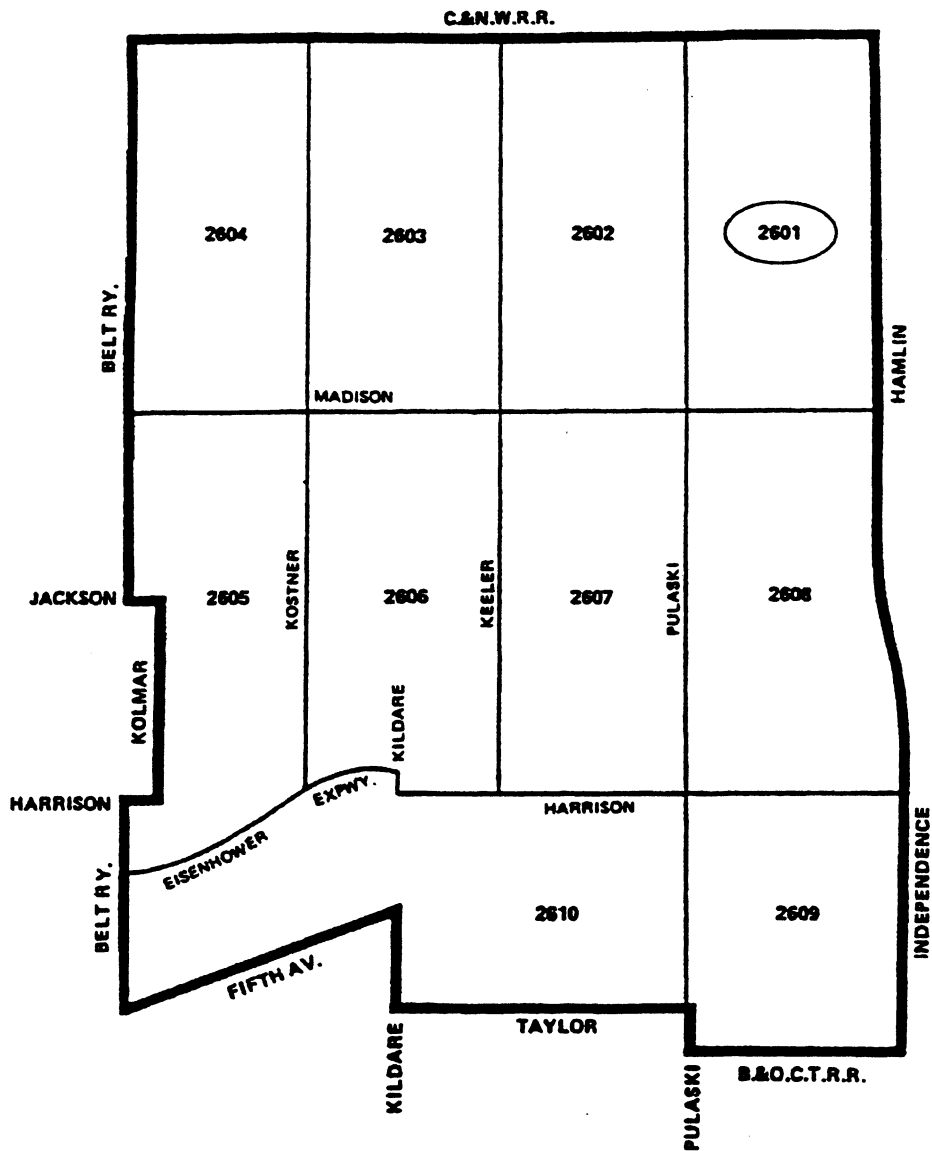
APRIL 20, 2001



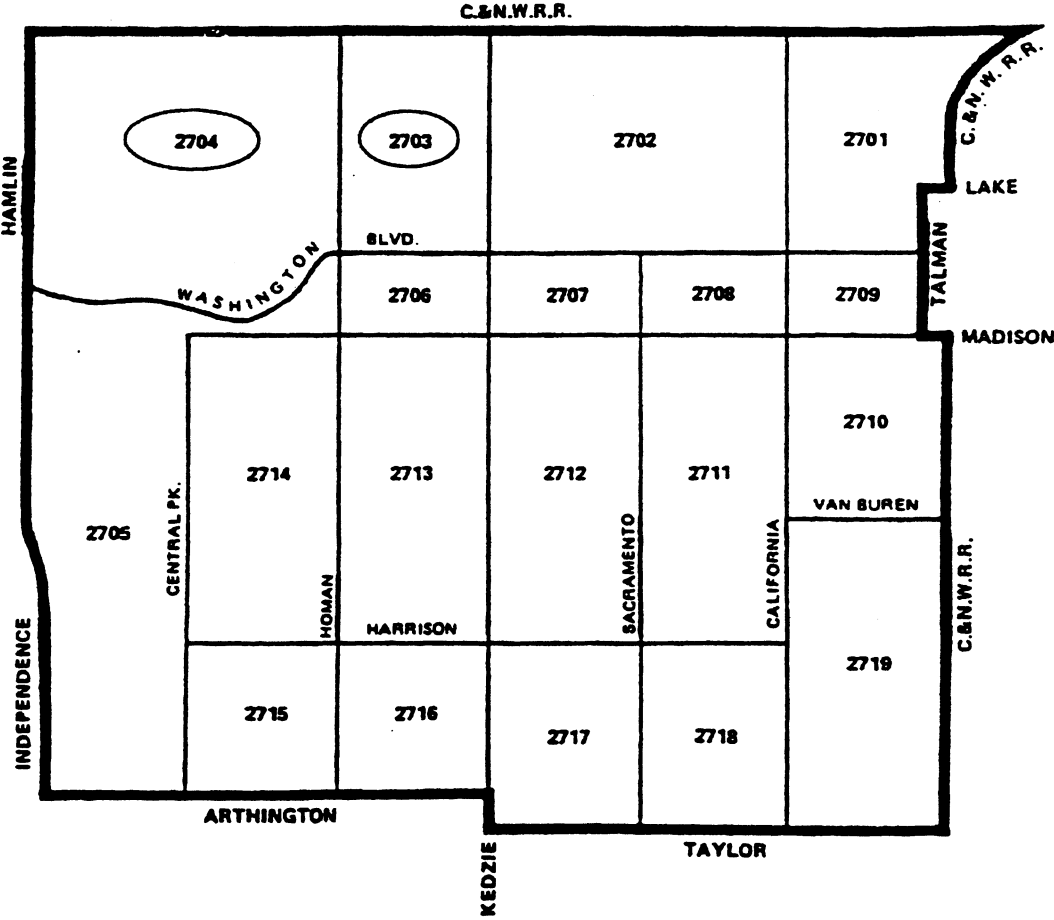
COMMUNITY AREA 23 HUMBOLDT PARK



COMMUNITY AREA 26 WEST GARFIELD PARK



COMMUNITY AREA 27 EAST GARFIELD PARK



**Chicago/Central Park Redevelopment Project Area
2002 Annual Report**

(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)

During 2002, no financial activity or cumulative deposits over \$100,000 occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

**Chicago/Central Park Redevelopment Project Area
2002 Annual Report**

(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)

Please see attached.

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CERTIFICATION

TO:

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: Carol Reckamp, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Room 1125
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
Development
69 West Washington Street, Room 2900
Chicago, Illinois 60602
Attn: Jackie Harder

Kim Feeney, Comptroller
Forest Preserve District of Cook County
69 West Washington Street, Room 2060
Chicago, Illinois 60602

Martin J. Koldyke, Chairman
Chicago School Finance Authority
135 South LaSalle Street, Suite 3800
Chicago, Illinois 60603

David Doig, General Superintendent & CEO
Chicago Park District
541 North Fairbanks Court, 7th Floor
Chicago, Illinois 60611

Arne Duncan, Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603
Attn: Linda Wrightsell

Mary West, Director of Finance
Metropolitan Water Reclamation District of
Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611
Attn: Joe Rose

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the Chicago/Central Park Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

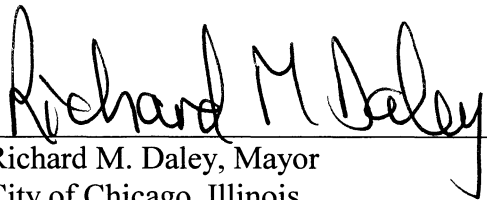
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2002, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2003.


Richard M. Daley, Mayor
City of Chicago, Illinois

**Chicago/Central Park Redevelopment Project Area
2002 Annual Report**

(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)

Please see attached.



City of Chicago
Richard M. Daley, Mayor

Department of Law

Mara S. Georges
Corporation Counsel

City Hall, Room 600
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-6900
(312) 744-8538 (FAX)
(312) 744-2963 (TTY)

<http://www.ci.chi.il.us>

June 30, 2003

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: Carol Reckamp, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Room 1125
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
Development
69 West Washington Street, Room 2900
Chicago, Illinois 60602
Attn: Jackie Harder

Kim Feeney, Comptroller
Forest Preserve District of Cook County
69 West Washington Street, Room 2060
Chicago, Illinois 60602

Martin J. Koldyke, Chairman
Chicago School Finance Authority
135 South LaSalle Street, Suite 3800
Chicago, Illinois 60603

David Doig, General Superintendent &
CEO
Chicago Park District
541 North Fairbanks Court, 7th Floor
Chicago, Illinois 60611

Arne Duncan, Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603
Attn: Linda Wrightsell

Mary West, Director of Finance
Metropolitan Water Reclamation District
of Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611
Attn: Joe Rose

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime

Re: Chicago/Central Park
Redevelopment Project Area (the "Redevelopment Project
Area")

Dear Addressees:

I am Corporation Counsel of the City of Chicago, Illinois (the "City"). In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.



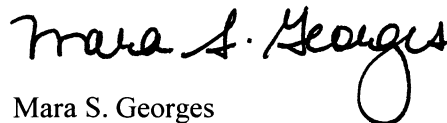
Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Housing, Department of Finance and Office of Budget and Management, have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,



Mara S. Georges
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

**Chicago/Central Park Redevelopment Project Area
2002 Annual Report**

(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)

During 2002, there was no financial activity in the Special Tax Allocation Fund.

**Chicago/Central Park Redevelopment Project Area
2002 Annual Report**

(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)

TABLE 6

DESCRIPTION OF PROPERTY PURCHASED BY THE CITY WITHIN THE REDEVELOPMENT PROJECT AREA

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
3419 WEST CHICAGO AVE ¹	N/A	N/A	N/A
706-08 NORTH MONTICELLO ²	7,007 SQ FT	\$21,079	Stockholders of 708-710 North Monticello Building Corporation and Taxpayer of 706 North Monticello
725-27 NORTH LAWDALE ²	7,006 SQ FT	\$20,095	Virginia Stallings
815 N. PULASKI ³	N/A	N/A	N/A
856 N. DRAKE ³	N/A	N/A	N/A
847 N. HOMAN ³	N/A	N/A	N/A
3915 W. DIVISION ³	N/A	N/A	N/A
3835 W. HURON ³	N/A	N/A	N/A
407 N. RIDGEWAY ³	N/A	N/A	N/A
3833-3835 W. DIVISION ³	N/A	N/A	N/A
1128-1130 N. MONTICELLO ³	N/A	N/A	N/A
656 N. SPRINGFIELD ³	N/A	N/A	N/A
552 N. MONTICELLO ³	N/A	N/A	N/A
835 N. SPRINGFIELD ³	N/A	N/A	N/A
714 N. HARDING ³	N/A	N/A	N/A

**Chicago/Central Park Redevelopment Project Area
2002 Annual Report**

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
710 N. HARDING ³	N/A	N/A	N/A
700 N. HARDING ³	N/A	N/A	N/A
3913 W. CHICAGO ³	N/A	N/A	N/A
718 N. HAMLIN ³	N/A	N/A	N/A
714 N. HAMLIN ³	N/A	N/A	N/A
3738 W. HURON ³	N/A	N/A	N/A
606 N. SPRINGFIELD ³	N/A	N/A	N/A
621 N. SPRINGFIELD ³	N/A	N/A	N/A
623 N. AVERS ³	N/A	N/A	N/A
653 N. MONTICELLO ³	N/A	N/A	N/A
3346 W. CARROLL ³	N/A	N/A	N/A
409 N. HAMLIN ³	N/A	N/A	N/A
519 N. ST LOUIS ³	N/A	N/A	N/A
651 N. TRUMBULL ³	N/A	N/A	N/A
639 N. TRUMBULL ³	N/A	N/A	N/A
637 N. TRUMBULL ³	N/A	N/A	N/A
618 N. KEDZIE ³	N/A	N/A	N/A
606 N. KEDZIE ³	N/A	N/A	N/A
530 N. ST LOUIS ³	N/A	N/A	N/A
528 N. ST LOUIS ³	N/A	N/A	N/A
526 N. ST LOUIS ³	N/A	N/A	N/A
522 N. ST LOUIS ³	N/A	N/A	N/A
521 N. ST LOUIS ³	N/A	N/A	N/A
1101 N. PULASKI ³	N/A	N/A	N/A
3825 W. DIVISION ³	N/A	N/A	N/A
3815 W. DIVISION ³	N/A	N/A	N/A
1000-1002 N. RIDGEWAY ³	N/A	N/A	N/A

**Chicago/Central Park Redevelopment Project Area
2002 Annual Report**

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
959 N. MONTICELLO ³	N/A	N/A	N/A
3856 W. CHICAGO ³	N/A	N/A	N/A
3746-3748 W. CHICAGO ³	N/A	N/A	N/A
722 N. HARDING ³	N/A	N/A	N/A
3918 W. HURON ³	N/A	N/A	N/A
3910 W. HURON ³	N/A	N/A	N/A
741 N. SPRINGFIELD ³	N/A	N/A	N/A
739 N. SPRINGFIELD ³	N/A	N/A	N/A
742 N. HAMLIN ³	N/A	N/A	N/A
3853 W. HURON ³	N/A	N/A	N/A
627 N. AVERS ³	N/A	N/A	N/A
652 N. RIDGEWAY ³	N/A	N/A	N/A
554 N. SPRINGFIELD ³	N/A	N/A	N/A
3700-3702 W. CHICAGO ³	N/A	N/A	N/A
3522 W. CHICAGO ³	N/A	N/A	N/A
821 N. ST LOUIS ³	N/A	N/A	N/A
815 N. ST LOUIS ³	N/A	N/A	N/A
740 N. HARDING ³	N/A	N/A	N/A
631 N. AVERS ³	N/A	N/A	N/A
625 N. AVERS ³	N/A	N/A	N/A
417 N. RIDGEWAY ³	N/A	N/A	N/A
3501 W. CHICAGO ³	N/A	N/A	N/A
3457 W. CHICAGO ³	N/A	N/A	N/A
643 N. TRUMBULL ³	N/A	N/A	N/A
518 N. HOMAN ³	N/A	N/A	N/A
3343 W. OHIO ³	N/A	N/A	N/A
3409 W. FRANKLIN ³	N/A	N/A	N/A

**Chicago/Central Park Redevelopment Project Area
2002 Annual Report**

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
421 N. SAWYER ³	N/A	N/A	N/A
3414 W. FULTON ³	N/A	N/A	N/A
3812 W. CHICAGO ³	N/A	N/A	N/A
3732 W. CHICAGO ³	N/A	N/A	N/A
836 N. LAWDALE ³	N/A	N/A	N/A
824 N. ST LOUIS ³	N/A	N/A	N/A
3537 W. CARROLL ³	N/A	N/A	N/A
3503 W. CARROLL ³	N/A	N/A	N/A
317 N. ST LOUIS ³	N/A	N/A	N/A
3402 W. WALNUT ³	N/A	N/A	N/A
3400-3402 W. WALNUT ³	N/A	N/A	N/A
3210 W. LAKE ³	N/A	N/A	N/A
3342 W. CHICAGO ³	N/A	N/A	N/A
3940 W. ONTARIO ³	N/A	N/A	N/A
643 N. SPRINGFIELD ³	N/A	N/A	N/A
616 N. AVERS ³	N/A	N/A	N/A
3844 W. OHIO ³	N/A	N/A	N/A
3842 W. OHIO ³	N/A	N/A	N/A
3838 W. OHIO ³	N/A	N/A	N/A
3836 W. OHIO ³	N/A	N/A	N/A
501 N. LAWDALE ³	N/A	N/A	N/A
403 N. HARDING ³	N/A	N/A	N/A
412 N. SPRINGFIELD ³	N/A	N/A	N/A
457 N. AVERS ³	N/A	N/A	N/A
432 N. HAMLIN ³	N/A	N/A	N/A
430 N. HAMLIN ³	N/A	N/A	N/A
427 N. RIDGEWAY ³	N/A	N/A	N/A

**Chicago/Central Park Redevelopment Project Area
2002 Annual Report**

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
647 N. SAWYER ³	N/A	N/A	N/A
536 N. TRUMBULL ³	N/A	N/A	N/A
532 N. TRUMBULL ³	N/A	N/A	N/A
3546-3548 W. CARROLL ³	N/A	N/A	N/A
3356 W. CARROLL ³	N/A	N/A	N/A
3354 W. CARROLL ³	N/A	N/A	N/A
3248 W. CARROLL ³	N/A	N/A	N/A
3711 W. OHIO ³	N/A	N/A	N/A
507 N. LAWNSDALE ³	N/A	N/A	N/A
503 N. LAWNSDALE ³	N/A	N/A	N/A
554 N. MONTICELLO ³	N/A	N/A	N/A
518 N. MONTICELLO ³	N/A	N/A	N/A
410 N. SPRINGFIELD ³	N/A	N/A	N/A
408 N. SPRINGFIELD ³	N/A	N/A	N/A
406 N. SPRINGFIELD ³	N/A	N/A	N/A
404 N. SPRINGFIELD ³	N/A	N/A	N/A
402 N. SPRINGFIELD ³	N/A	N/A	N/A
428 N. HAMLIN ³	N/A	N/A	N/A
426 N. HAMLIN ³	N/A	N/A	N/A
408 N. HAMLIN ³	N/A	N/A	N/A
406 N. HAMLIN ³	N/A	N/A	N/A
404 N. HAMLIN ³	N/A	N/A	N/A
400 N. HAMLIN ³	N/A	N/A	N/A
411 N. RIDGEWAY ³	N/A	N/A	N/A
842 N. LAWNSDALE ³	N/A	N/A	N/A
419 N. RIDGEWAY ³	N/A	N/A	N/A
3518 W. FULTON ³	N/A	N/A	N/A

**Chicago/Central Park Redevelopment Project Area
2002 Annual Report**

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
1131 N. HAMLIN ³	N/A	N/A	N/A
3834 W. CHICAGO ³	N/A	N/A	N/A
3759 W. DIVISION ³	N/A	N/A	N/A
1011-1013 N. PULASKI ³	N/A	N/A	N/A
1024 N. RIDGEWAY ³	N/A	N/A	N/A
1042-1044 N. LAWNSDALE ³	N/A	N/A	N/A
1059 N. MONTICELLO ³	N/A	N/A	N/A
654 N. RIDGEWAY ³	N/A	N/A	N/A
648 N. RIDGEWAY ³	N/A	N/A	N/A
3215-3225 W. HURON ³	N/A	N/A	N/A
547-549 N. CENTRAL PARK ³	N/A	N/A	N/A
526 N. TRUMBULL ³	N/A	N/A	N/A
522 N. HOMAN ³	N/A	N/A	N/A
601-603 N. CENTRAL PARK ³	N/A	N/A	N/A
900 N. TRUMBULL ³	N/A	N/A	N/A
3957 W. ERIE ³	N/A	N/A	N/A
652 N. SPRINGFIELD ³	N/A	N/A	N/A
533 N. LAWNSDALE ³	N/A	N/A	N/A
600 N. TRUMBULL ³	N/A	N/A	N/A
624 N. KEDZIE ³	N/A	N/A	N/A
605 N. SAWYER ³	N/A	N/A	N/A

¹ This property was acquired from the Public Building Commission ("PBC"). Due to leasing arrangements with the PBC, the final purchase price, if any, may be nominal and may not reflect the actual fair market value of the acquired property. The size and description of each parcel is not available.

² This property was acquired either through a condemnation court proceeding or by negotiated settlement in lieu of condemnation.

³ This property was acquired through the Tax Reactivation Program ("TRP"), under which the City instructs the County of Cook to make a no cash bid on certain tax-delinquent parcels. The City then pursues the acquisition in a court proceeding and receives a tax deed from the County after a court order is issued. The City pays court costs and certain incidental expenses for each parcel, which average between \$2,000 and \$2,500. The size and description of each parcel is not available.

Chicago/Central Park Redevelopment Project Area 2002 Annual Report

(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.4-5(d)(7)

- (A)** Projects implemented in the preceding fiscal year.
- (B)** A description of the redevelopment activities undertaken.
- (C)** Agreements entered into by the City with regard to disposition or redevelopment of any property within the Project Area.
- (D)** Additional information on the use of all Funds received by the Project Area and steps taken by the City to achieve the objectives of the Redevelopment Plan.
- (E)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.
- (F)** Joint Review Board reports submitted to the City.
- (G)** Project-by-project review of public and private investment undertaken from 11/1/99 to 12/31/02, and of such investments expected to be undertaken in Year 2003; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/02, and an estimated ratio of such investments as of the completion of each project and as estimated to the completion of the redevelopment project.

SEE TABLES AND/OR DISCUSSIONS ON FOLLOWING PAGES.

Chicago/Central Park Redevelopment Project Area 2002 Annual Report

(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)

During 2002, no projects were implemented.

(7)(B) - 65 ILCS 5/11-74.4-5(d)(7)(B)

Redevelopment activities undertaken within this Project Area during the year 2002, if any, have been made pursuant to i) the Redevelopment Plan for the Project Area, and ii) any Redevelopment Agreements affecting the Project Area, and are set forth on Table 5 herein by TIF-eligible expenditure category.

(7)(C) - 65 ILCS 5/11-74.4-5(d)(7)(C)

During 2002, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

Chicago/Central Park Redevelopment Project Area 2002 Annual Report

(7)(D) - 65 ILCS 5/11-74.4-5(d)(7)(D)

The Project Area has not yet received any increment.

(7)(E) - 65 ILCS 5/11-74.4-5(d)(7)(E)

During 2002, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

Chicago/Central Park Redevelopment Project Area 2002 Annual Report

(7)(F) - 65 ILCS 5/11-74.4-5(d)(7)(F)

Joint Review Board Reports were submitted to the City. See attached.

(7)(G) - 65 ILCS 5/11-74.4-5(d)(7)(G)

Since November 1, 1999, no public investment was undertaken in the Project Area. As of December 31, 2002, no public investment is estimated to be undertaken for 2003.

CITY OF CHICAGO
JOINT REVIEW BOARD

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on November 9, 2001 at 10:00 a.m.,
City Hall, Room 1003, Conference Room,
Chicago, Illinois, and presided over by
Mr. Simon Love, Acting Chairman.

PRESENT:

MR. SIMON LOVE, ACTING CHAIRMAN
MS. GWEN WINFREY
MS. KAY KOSMAL
MS. SUSAN MAREK

REPORTED BY: Accurate Reporting Service
200 N. LaSalle Street
Chicago, Illinois
By: Jack Artstein, C.S.R.

1 MR. LOVE: My name is Simon Love,
2 Chicago Park District representative. I'm
3 substituting today for Gary Gordon, who's
4 unavailable at the present time. I would now
5 like to go with a brief introduction of the
6 JB, JRB Board members.

7 MS. KOSMAL: I'm Kay Kosmal sitting in
8 for Glen Clemmons of Cook County.

9 MS. MAREK: Susan Marek representing
10 Ken -- of the Chicago Board of Education.

11 MS. WINFREY: Gwen Winfrey, I'm
12 sitting in for John McCormick at the
13 Controller's Office, City of Chicago.

14 MR. LOVE: And as I said, my name is
15 Simon Love and I am the representative of the
16 Chicago Park District.

17 I am going to briefly explain the
18 purpose of our meeting this morning. As a
19 representative of the Park District under
20 Section 11-74-4.5 of the Tax Increment
21 Allocation Redevelopment Act, I am one of the
22 statutory designated members of this Board.
23 Until election of a chairperson I will
24 moderate these Joint Review Board meetings.

1 For the record, there will be
2 four meetings. One to review the proposed
3 119th and Halsted Tax Increment Financing
4 District and one to review the, and one to
5 review for the proposed 47th/Ashland Tax
6 Increment Financing District and one to
7 review the Chicago/Central Tax Increment
8 Financing District and one to review the
9 proposed Lawrence and Pulaski Tax Increment
10 Financing District.

11 To date, the date of this meeting
12 was announced and set by the Community
13 Development Commission of the City of
14 Chicago at its meetings of September 24th and
15 October 9, 2001 respectively. Notice of this
16 meeting the Joint Review Board was also
17 provided by certified mail to each of the
18 Taxing District representatives on the
19 Board.

20 These districts include the
21 Chicago Board of Education, the Chicago
22 community College District 508, the Chicago
23 Park District, Cook County and the City of
24 Chicago. And we also have one public member.

1 Public notice of this meeting was
2 also posted Wednesday, November 7, 2001 at
3 various locations throughout City Hall. For
4 your information, when a proposed
5 redevelopment plan would result in the
6 displacement of ten residents or more in
7 inhabited residential units or would include
8 75 or more inhabited residential units, the
9 TIF Act requires a public member of the joint
10 Review Board must reside in the proposed
11 redevelopment project area.

12 In addition, if a municipality's
13 Housing Impact Study determines that a
14 majority of the residential units in the
15 proposed redevelopment project area are
16 occupied by very low, low or moderate income
17 households as defined in Section 3 of the
18 Illinois Affordable Housing Act, the public
19 member must also be a person who resides in
20 very low, low or moderate income housing
21 within the proposed redevelopment district.

22 With us today I believe is our
23 public member, Ruby Hopkins?

24 MS. THOMPSON: Thompson.

1 MR. LOVE: Thompson?

2 MS. THOMPSON: Um-hum.

3 MR. LOVE: Thank you very much for
4 that correction. Are you familiar with the
5 boundaries of the proposed 119th and Halsted
6 TIF Increment Financing and Redevelopment
7 Project Area?

8 MS. THOMPSON: Yes, I am.

9 MR. LOVE: What is the address of your
10 primary residence?

11 MS. THOMPSON: 119 41 & 43 South
12 Admiral.

13 MR. LOVE: Is that address within the
14 boundaries of the proposed 119th and Halsted
15 Tax Increment Redevelopment Project Area?

16 MS. THOMPSON: Yes, it is.

17 MR. LOVE: It is?

18 MS. THOMPSON: Yes, it is.

19 MR. LOVE: Have you provided
20 representatives of the City of Chicago's
21 Department of Planning and Development with
22 accurate information concerning your income
23 and the income of any other members of your
24 households residing at that address?

1 MR. THOMPSON: Yes, I have.

2 MR. LOVE: Well, based on that
3 information provided to you by the
4 Department of Planning and Development
5 regarding the applicable income level for
6 very low, low and moderate income household,
7 do you qualify as a member of a very low, low
8 or moderate income household?

9 MS. THOMPSON: Yes, you can add
10 another low to that.

11 MR. LOVE: Ms. Hopkins, are you
12 willing to serve as a public member for the
13 Joint Review Board for the 119th/Halsted Tax
14 Increment Financing and Redevelopment
15 Project Area?

16 MS. THOMPSON: Yes, I am.

17 MR. LOVE: Thank you. I will
18 entertain a motion that Ruby Hopkins be --

19 MS. THOMPSON: Thompson.

20 MR. LOVE: Thompson. There's a typo
21 in my notes.

22 MS. KOSMAL: So moved.

23 MR. LOVE: All in favor vote by
24 saying, aye.

1 (Chorus of ayes.)

2 MR. LOVE: All opposed vote by saying,
3 no. And the ayes have it. Let the record
4 reflect that Ruby Thompson has been selected
5 as a public member for the 119th/Halsted Tax
6 Increment Financing and Redevelopment
7 Project Area.

8 Well, our next order of business
9 is to elect a chairperson in the Joint Review
10 Board. Are there any nominations?

11 MS. MAREK: I nominate Simon Love.

12 MR. LOVE: Is there a second for the
13 nomination?

14 MS. KOSMAL: Second.

15 MR. LOVE: Let the, all in favor of
16 the nomination, please vote by saying, aye.

17 (Chorus of ayes.)

18 MR. LOVE: All opposed vote by saying,
19 no. And the ayes have it. Let the record
20 reflect that Simon Love's been elected as
21 chairperson and will now serve as the
22 chairperson for the remainder of the
23 meeting.

24 Now we'll move to our TIF

1 District presentation with question and
2 answer. I will lead and facilitate this
3 section of our presentation.

4 As I mentioned at this meeting we
5 will be reviewing the plan for the 119th
6 Street/Halsted TIF District proposed by the
7 City of Chicago. Staff of the City's
8 Department of Planning and Development and
9 Law and other departments have reviewed the
10 plan which was introduced at the City's
11 Community Development Commission of
12 September 24, 2001.

13 We will listen to the
14 presentation by the consultant on the plan.
15 After the presentation we can address any
16 questions that the members might have for the
17 consultant or City staff.

18 The recent amendment to the TIF
19 Act requires us to base our recommendation
20 and to approve or disapprove the
21 119th/Halsted Plan and the Designation of
22 119th TIF Area on the basis of the area and
23 the plan satisfying the plan requirements,
24 the eligibility criteria as defined in the

1 TIF Act, and the objectives of the Act
2 itself.

3 If the Board approves the plan
4 and the designation of the area, the Board
5 will then issue an advisory, non-binding
6 recommendation by vote of the majority of
7 those members present and voting today. Such
8 recommendation will be submitted to the City
9 within 30 days after the Board meeting.
10 Failure to submit such a recommendation
11 shall be deemed to constitute approval by the
12 Board.

13 If the Board disapproves the plan and
14 the designation of the area the Board must
15 issue a written report describing why the
16 plan and the area fail to meet one or more of
17 the objective of the TIF Act and both the
18 plan requirements and eligibility criteria
19 of the Act itself.

20 The City will then have 30 days
21 to resubmit a revised plan. The Board and
22 the City must also confer during this time to
23 resolve the issues that led to the Board's
24 disapproval. If such issues cannot be

1 resolved or if the revised plan is
2 disapproved, the City may proceed with the
3 plan. But the plan can be approved only with
4 3/5 vote of the City Council excluding
5 positions of members that are vacant and
6 those members that are ineligible to vote
7 because of conflicts of interest.

8 Now we will now have the
9 presentation of 119th Street and Halsted
10 TIF. The consultant is Camiros, Ltd and the
11 floor is yours.

12 MR. JAMES: Thank you very much. My
13 name is Bill James. I am a principal with
14 Camiros, Ltd. who are retained by the City to
15 present this study and I would like to begin
16 with a general description of the project
17 area.

18 This map outlines boundaries of
19 the proposed project area. It extends north
20 and south along former River right way that
21 is now in possession of the City and will be
22 used for open space. It extends from 111th
23 Street all the way down to 123rd Street.

24 East, west, the district focuses

1 on 119th Street extending to Wentworth on the
2 east and Morgan on the west. It includes
3 areas of both residential and commercial
4 land use.

5 The area is characterized by a
6 variety of conditions. There is a
7 substantial amount of vacant land. There is
8 substantial deterioration of buildings.
9 There is obsolescence with the area. It is
10 important to note that formerly 119th Street
11 and 120th Street were vibrant commercial
12 districts that have become deteriorated.
13 The market has shifted these areas and are no
14 longer viable for commercial use. And
15 there's actually very little commercial use
16 left in proportion to what was there say 50
17 years ago.

18 Halsted Street is now the more
19 viable commercial street and so that shift in
20 land use needs to be facilitated.

21 The current land use map
22 identifies the existing land use within the
23 area. Parcels that are not colored in
24 represent vacant land and you can see there

1 is a substantial amount of vacant property
2 within the area. The yellow parcels
3 represent residential. The orange a mixed
4 use residential, a mixed use
5 commercial/residential, and the red
6 commercial.

7 So, one can see remnants of the
8 commercial use along 119th Street. Almost
9 all commercial uses are gone from 120th
10 Street. Halsted Street now contains the
11 majority of commercial use within the area.
12 And there are pockets of industrial and
13 institutional use within the area.

14 In terms of eligibility for this
15 Tax Increment Finance District, the area
16 does qualify as a blighted district. The
17 presence of five conditions; five of
18 thirteen conditions is required in the act.
19 We found that six conditions were present to
20 a major extent.

21 These were deterioration
22 affecting 74 percent of all tax parcels.
23 Obsolescence affecting 47 percent of all tax
24 parcels. Presence of structures below

1 minimum code affecting 95 percent of all tax
2 parcels. Excessive vacancies affecting 72
3 percent of all tax parcels. Excessive land
4 coverage and overcrowding of structure and
5 community facilities affecting 26 percent of
6 all tax parcels, and stagnant or declining
7 equalizes the value.

8 In addition, two factors were
9 found to be present within the district to a
10 minor extent. These were deleterious land
11 use and layout affecting 12 percent of all
12 tax parcels and dilapidation affecting 19
13 percent of all tax parcels.

14 In terms of the need for public
15 intervention, we found of taking a survey of
16 building permit activity within the last
17 five years. This area is in dire need of
18 public intervention to promote private
19 investment in the area. During the last five
20 years there were 66 building permits issued
21 within the area. Of these, no projects were
22 undertaken over the five years that had a
23 construction value of more than \$100,000.

24 No permits were issued for new

1 construction of any kind. 16 of the 66
2 permits were issued for demolition. This
3 represents 24 percent of all permits and also
4 24 percent of the construction value of all
5 permits within the five year period.

6 Obviously, since there was no new
7 construction, the demolition was not to make
8 way for new buildings, but rather to tear
9 down dilapidated structures.

10 By virtue of this analysis, we
11 think there is strong indication that there
12 is a need for public intervention to promote
13 private investment. With respect to the
14 redevelopment plan for the area, the general
15 land use plan identifies the primary
16 policies that will be utilized to revitalize
17 the area. There are four primary policies we
18 want to put into place.

19 One is to foster viable
20 commercial redevelopment on vacant land.
21 This commercial redevelopment will focus
22 primarily on Halsted Street where there is
23 substantial vacant land and some obsolete
24 industrial uses that could be better used for

1 commercial purposes.

2 Secondly, we would like to
3 redevelop obsolete commercial property along
4 119th Street and 120th Street to promote
5 intra residential development. So you can
6 see along 119th Street and along 120th
7 Street, the color is predominantly yellow
8 and that represents a shift in land use that
9 we would like to affect to this plan.

10 Our third goal is to redevelop
11 vacant and deteriorated residential property
12 to remove blighting influences and to create
13 a sustainable neighborhood. Within the
14 existing areas of residential use there is
15 substantial vacancy and deterioration and we
16 would like to redevelop or rehabilitate
17 those properties to remove those blighting
18 influences.

19 And fourth, we would like to
20 integrate public investments and
21 infrastructure and facilities to help foster
22 a suitable environment for private sector
23 investments. We would like to see a range of
24 public sector investments. There's already

1 a wide area that's going to be built and the
2 corner of 119th and Halsted. We would like
3 to see additional improvements in terms of
4 the open space trail along the former River
5 right of way, street scape improvements and
6 other public investments to promote private
7 sector investment.

8 There is an acquisition map which
9 goes along with the redevelopment plan. What
10 you see here are all properties that may be
11 acquired as part of this plan and project.
12 It is important to note that the project area
13 has already been designated as a
14 redevelopment designation area.

15 With that designation came an
16 acquisition map and this is that very same
17 acquisition map. We are not proposing any
18 additional acquisition beyond those
19 properties already identified on the
20 acquisition map for the redevelopment
21 project area.

22 With respect to estimated
23 redevelopment project costs, we have
24 identified a total budget of \$35 million.

1 This is distributed into several categories:
2 Planning and legal services for
3 redevelopment, 1.5 million; property
4 assembly/site preparation/primary
5 remediation, \$10 million; rehabilitation,
6 \$3,250,000; public improvements, \$12
7 million; job training and retraining, \$1
8 million; relocation assistance, \$1 million;
9 financing and interest costs, \$3.5 million;
10 daycare costs, 250,000; and capital
11 district, sorry, taxing district capital
12 costs, \$2.5 million.

13 This is our proposed project
14 budget for this area and it represents the
15 activities that we would like to engage in,
16 in terms of redevelopment, rehabilitation,
17 and improvement of the area.

18 The most recent equalized
19 assessed value for the district available at
20 the time of the preparation of this study was
21 \$17,878,188. The projected equalized
22 assessed value upon completion of this plan
23 and project is estimated to be \$28.7 million.

24 With respect to impact on taxing

1 jurisdictions, with the scope of
2 redevelopment of both commercial and
3 residential, we do anticipate that there
4 would be some impact on taxing jurisdictions
5 within the area. I think this is
6 commensurate with the revitalization of the
7 area with the amount of vacant land that we
8 have, brining this land back into productive
9 use and making this a viable neighborhood
10 will require additional services on the part
11 of taxing jurisdiction. However, it is
12 important to note that we have allocated
13 money within our budget for taxing district
14 capital costs to help defray some of the
15 costs.

16 We also performed a housing
17 impact study. With respect to the land use
18 changes that we would like to make, there are
19 some residential properties within
20 commercial structures on 119th and 120th
21 Street that would qualify as structures that
22 may be removed to facilitate redevelopment
23 within the area.

24 A total of 69 houses throughout

1 the entire project area were identified as
2 housing units that may be removed as part of
3 the redevelopment activities. Through our
4 housing impact study we identified that
5 there area adequate existing housing units
6 available to accommodate relocation that
7 might be needed and that these units are
8 affordable for people who live within the
9 area.

10 MS. MAREK: Excuse me, are all of
11 those, the ones that you're going to be
12 purchasing, are they vacant or are there
13 people actually living in there now?

14 MR. JAMES: There are 21 inhabited
15 residential units on property included in
16 our acquisition map. These are not
17 necessarily properties that the City would
18 acquire. They might be properties that could
19 be acquired on the open market by the private
20 sector and so I just to make it clear that
21 they are not necessarily targeted for
22 acquisition at this time.

23 That concludes my summary of this
24 redevelopment plan for 119th and Halsted.

1 Yes?

2 MR. HAMMER: Speaking of
3 infrastructure in the area, in the
4 redevelopment area, is this going to also
5 increase the property taxes of the people
6 that's already existing there right now?

7 MR. JAMES: Not necessarily. The only
8 way that existing properties would be hit
9 with higher taxes would be if the market
10 value of property within the general area
11 would increase. The district by itself would
12 have no direct impact on the taxes that
13 people paid within the district. Only if
14 redevelopment activities occur and people
15 prosper within the area and the land is worth
16 more on the open market, only then would
17 people pay more taxes.

18 MR. HAMMER: I have one other
19 question. You're with the Park District,
20 right?

21 MR. LOVE: Yes.

22 MR. HAMMER: Now, I'm speaking of the
23 immediate area where we live, 119th and
24 Emerald. Across the street from us is where

1 they're putting in this bike path and this
2 land on each side of that that's, I was
3 wondering is that's going to be part of the
4 City Park District to maintain that area?
5 It's like right across the street from us,
6 where the bike path is, there's a lot of
7 shrubbery and bush and just undeveloped area
8 where people pass through like it's a vacant
9 lot on the highway somewhere, you know, and
10 they do their things over there. I was
11 wondering if the Park District knew if they'd
12 be a part of this redevelopment or are they
13 going to take that over and it's going to be
14 part of the resident's?

15 MR. LOVE: I'll let our consultant
16 address, there's some designation of park
17 and open space in the district. Can you tell
18 me about how much of that area is being
19 dedicated to the park and open space?

20 MR. JAMES: Well, first of all, with
21 respect to the alignment of the former River
22 right of way, it runs at an angle to the
23 street system. Therefore, a lot of unusually
24 shaped parcels were created, triangular

1 shaped pieces, pieces that don't have good
2 access and are not readily usable. One of
3 the proposals in this plan is at some point
4 in the future to try to square off the route
5 of the bike plan to facilitate more
6 developable parcels, more usable parcels and
7 to address some of the remnant parcels that
8 erupt over the collecting garbage within the
9 area.

10 MR. HAMMER: I see.

11 MR. JAMES: So, we hope we can address
12 that and work with the Park District in
13 trading some land to put the bike path in but
14 also to create viable, usable pieces of land.

15 MR. LOVE: Are there any other
16 questions?

17 MR. MAREK: Yes, on the resident that
18 moved to residential, would that be single
19 family homes that you're anticipating, or
20 would be it be --

21 MR. JAMES: Well, we certainly are
22 thinking low density housing. And I think
23 the plan would facilitate a variety of
24 housing types. I think right now in terms of

1 where the market might be in the foreseeable
2 future, perhaps some townhouses or two
3 family units would be best along 119th street
4 to help with this transition from commercial
5 to residential. I don't think the area would
6 be really suitable for single family right
7 from the start. There will be a transition
8 period that I think will be better suited to
9 a townhouse or a two family or three family
10 unit.

11 MR. HAMMER: One other question. Now
12 all of this development that you're
13 planning, your, is any of it, I've been
14 noticing you've been saying mostly
15 residential. Is there going to be any type
16 of business parcels there for entrepreneurs
17 to --

18 MR. JAMES: Absolutely. Absolutely.
19 There's actually a lot of commercial
20 development proposed. It's concentrated on
21 Halsted Street. And there are a variety of
22 bigger parcels for larger scale uses as well
23 as smaller half block and block faced parcels
24 for local business people.

1 MR. HAMMER: Thank you.

2 MR. LOVE: Any other questions? If
3 there are no further questions I will
4 entertain a motion that this Joint Review
5 Board find that the proposed development
6 plan for 119th Street and Halsted, Tax
7 Increment Finance and Redevelopment Project
8 Area satisfies the redevelopment plan
9 requirements under the TIF Act, the
10 eligibility criteria defined under the Act,
11 and the objectives of the TIF Act, based on
12 such findings and approve the proposed plan
13 and designation such as redevelopment
14 project under the TIF Act.

15 Is there a motion?

16 MS. MAREK: So moved.

17 MR. LOVE: Is there a second for the
18 motion?

19 MS. KOSMAL: Second.

20 MR. LOVE: Is there any further
21 discussion? Then I will -- all those in
22 favor by saying, aye?

23 (Chorus of ayes.)

24 MR. LOVE: Those that are opposed, say

1 no.

2 (No response.)

3 MR. LOVE: Let the record reflect that
4 the ayes have it and that the Joint Review
5 Board approval of proposed 119th and Halsted
6 Redevelopment Plan and Designation of 119th
7 and Halsted Tax Increment Finance and
8 Redevelopment Project Area as a
9 redevelopment project area under the TIF
10 Act.

11 Let us now move on to the 47th
12 and Ashland Tax Increment Financing
13 District. Thank you for your participation.

14 For the record, let us reconvene
15 here. We're moving on now to the 47th and
16 Ashland Tax Increment Financing District.
17 For the record, my name is Simon Love and I'm
18 the representative of the Chicago Park
19 District, which under Section 11-74.4-5 of
20 the Tax Increment Allocation and
21 Redevelopment Act is one of the statutorily
22 designated members of the Joint review Board
23 for the 47th and Ashland Tax Increment Tax
24 Financing District.

1 Today, this meeting was
2 announced and set my the Community
3 Development Commission of the City of
4 Chicago at it's October 9, 2001 meeting.
5 Until the election of the Chairperson at the
6 47th and Ashland Review Board, I will
7 moderate this meeting.

8 Notice of this meeting of the
9 Joint Review Board was also provided by
10 certified mail to each Taxing District
11 Representative on the Board, which includes
12 the Chicago Board of Education, the Chicago
13 Community College District 508, Chicago Park
14 District, Cook County, City of Chicago, and
15 the public member.

16 Public notice of this meeting was
17 also posted Wednesday, November 7, 2001 in
18 various locations throughout City Hall.

19 When a proposed redevelopment
20 plan would result in the displacement of
21 residents from ten or more inhabited
22 residential units, or would include 75 or
23 more inhabited residential units, the TIF
24 Act requires that the public member of the

1 Joint Review Board must reside in the
2 proposed redevelopment project area.

3 In addition, if the
4 municipality's Housing Impact Study
5 determines that the majority of the
6 residential units in the proposed
7 redevelopment project area are occupied by
8 very low, low or moderate income households,
9 as defined in Section 3 of the Illinois
10 Affordable Housing Act, the public member
11 must also be a person who resides in a very
12 low, low, or moderate income housing within
13 the proposed development area.

14 Also, with us today is Salvador
15 Benitez?

16 MR. BENITEZ: Right.

17 MR. LOVE: Are you familiar with the
18 boundaries of the 47th and Ashland Tax
19 Increment Finance and Redevelopment Project
20 Area?

21 MR. BENITEZ: Yes.

22 MR. LOVE: What's the address of your
23 primary residence?

24 MR. BENITEZ: 1936 West 47th Street.

1 MR. LOVE: Is that address within the
2 boundaries of that 47th and Ashland Tax
3 Increment Finance and Redevelopment Project
4 Area?

5 MR. BENITEZ: Yes.

6 MR. LOVE: Have you provided the
7 representatives of the City of Chicago
8 Department of Planning and Development with
9 accurate information concerning your income
10 and income of any other members of your
11 household residing at that address?

12 MR. BENITEZ: Yes.

13 MR. LOVE: Well, based on the
14 information that you provided by you to the
15 Department of Planning and Development
16 regarding the applicable income level for
17 very low, low and moderate income
18 households, do you qualify as a member of a
19 very low, low, or moderate income household?

20 MR. BENITEZ: I think so.

21 MR. LOVE: Thank you, sir. Mr.
22 Benitez, are you willing to serve as a public
23 member for the Joint Review Board for the
24 47th and Ashland Tax Increment Finance and

1 Redevelopment Project Area?

2 MR. BENITEZ: Yes.

3 MR. LOVE: Thank you. At this time I
4 would like to entertain a motion that
5 Salvador Benitez be selected as a public
6 member. Is there a motion?

7 MS. KOSMAL: So moved.

8 MR. LOVE: Is there a second?

9 MS. WINFREY: Second.

10 MR. LOVE: We'll now vote on that.
11 All opposed, all in favor, that is, vote by
12 saying, aye.

13 (Chorus of ayes.)

14 MR. LOVE: All those opposed, vote by
15 saying, no.

16 (No response.)

17 MR. LOVE: For the record, let it
18 reflect that Salvador Benitez has been
19 selected as the public member for the 47th
20 and Ashland Tax Increment Finance and
21 Redevelopment Project Area.

22 Now, moving on with our next
23 order of business, is to select a Chairperson
24 for this Joint Review Board. Again, are

1 there any nominations?

2 MS. MAREK: I'll nominate Simon Love.

3 MR. LOVE: Is there a second for the
4 nomination?

5 MS. WINFREY: Second.

6 MR. LOVE: Let the record reflect
7 there are no other nominations. All in favor
8 of the nomination please vote by saying, aye.

9 (Chorus of ayes.)

10 MR. LOVE: All opposed say, nay, no.

11 (No. response.)

12 MR. LOVE: Let the record reflect that
13 Simon Love has been elected Chairperson and
14 would now serve as Chairperson for the
15 remainder of the meeting.

16 We're now going to move to the
17 presentation. As I mentioned, at this
18 meeting we will be reviewing the plan for the
19 47th and Ashland TIF District proposed by the
20 City of Chicago. Staff of the City's
21 Department of Planning and Development and
22 Law and other departments have reviewed this
23 plan which was introduced to the City's CDC,
24 that's the Community Development Commission

1 on October 9, 2001.

2 We will listen to a presentation
3 by the consultant on the plan. Following the
4 presentation there will be question and
5 answers. The recent amendment to the TIF Act
6 requires us to base our representation to
7 approve or disapprove the 47th and Ashland
8 Plan and the designation of the 47th and
9 Ashland TIF area, on the basis of the area
10 and the plan satisfy the plan requirements
11 and the eligibility criteria defined in the
12 TIF Act and the objectives of that act.

13 If the Board approves the plan
14 and the designation of the area, the Board
15 will then issue an advisory, non-binding
16 recommendation by vote of the majority of
17 those members present and vote.

18 Such recommendation will be
19 submitted to the City within 30 days after
20 this Board meeting. Failure to submit such
21 recommendations should be deemed to
22 constitute approval by the Board.

23 If the Board disapproves a plan
24 and the designation of the area, the Board

1 must issue a written report describing why
2 the plan and area fail to meet one or more of
3 the objectives of the TIF Act and both the
4 plan requirements and the eligibility
5 criteria of the Act.

6 The City will then have 30 days
7 to resubmit a revised plan. The Board and
8 the City must also confer during this time to
9 try to resolve the issues that led to the
10 Board's disapproval. If such issues cannot
11 be resolved or if the revised plan is
12 disapproved, the City may proceed with the
13 plan.

14 But the plan can be approved only
15 with 3/5 vote of the City Council excluding
16 positions of members that are vacant and
17 those members that are ineligible to vote
18 because of conflict of interest. Having said
19 that, we will now have the presentation by
20 the consultant, PGAV Urban Consulting. You
21 have the floor.

22 MR. BIANAGLIONE: Thank you. I'm John
23 Biancaglione. I'm Vice President for PGAV
24 Urban Consulting. While I'm covering some of

1 the, summarizing some of the plan material, I
2 thought maybe you'd like to look at some
3 photo samples from the area, so I'll
4 circulate this around. That sort of is
5 intended to give you kind of an overview and
6 is just a few of what are probably more than
7 150 photographs that were taken throughout
8 the area.

9 We have an area where that has
10 668 buildings, 100 full and partial blocks
11 and 325 acres in territory. The existing
12 land use is really dominated by industrial
13 and commercial development. 35 percent of
14 the area is industrial. Commercial is 21
15 percent. Residential is 6 percent. And
16 that's primarily located down here in the
17 southeast portion of the area.

18 Public right of way is 28
19 percent, and so when I say industrial and
20 commercial property is dominant, I'm
21 basically not including the public rights of
22 way.

23 There are 716 inhabited
24 residential units that are primarily multi-

1 family and mixed use units along the major
2 streets. There are 112 vacant residential
3 units. Typical units are 4-6 rooms and 2-3
4 bedrooms. There are 25 occupied residential
5 units that were identified as part of the
6 Housing Impact work that represent units
7 that may, underscore may, be removed. And
8 two units on the acquisition list in the 4500
9 block of McDowell, which is right in here.

10 The area has been subject to
11 decline for some time. There's 400,000
12 square feet of vacant industrial base,
13 space, excuse me. The area EAV growth rate
14 has been below the remainder of the City in
15 the last three out of four years and seven
16 percent of the properties were delinquent in
17 payment in '99 real estate taxes. There were
18 360 building code violations issued since
19 January of '93, and we have, which should be
20 a benefit in terms of redevelopment, about 80
21 percent of the area located within the
22 enterprise Zone 2, and 48 percent located
23 within the power Zone.

24 How does this area qualify?

1 Well, we have, we qualify for designation, I
2 might add, as a conservation area, because
3 that's really what this plan is all about.
4 It is primarily conserving some of the assets
5 that area already here.

6 92 percent of the buildings are
7 35 years old or older. The 22 percent of the
8 buildings are dilapidated. 66 percent are
9 obsolete. 95 percent have some level or
10 deterioration. 21 percent of the buildings
11 are below code. Excessive vacancies exist in
12 20 percent of the buildings. Excessive land
13 coverage and overcrowding of structures and
14 community facilities, 25 percent.

15 Deleterious land use and/or layout, 53
16 percent of the sub areas exhibiting that
17 factor. Lack of community planning 93
18 percent. A declining or lagging rate of
19 growth, as I mentioned in the last three of
20 the four years.

21 In terms of redevelopment
22 project costs, which are shown in the plan
23 analysis, the administration studies,
24 surveys, those sort of things, projected at

1 \$1 million property assembly and site
2 preparation at 8 million. Rehabilitation
3 costs, affordable housing construction, 7.3
4 million. Public works or improvements, 3
5 million. Relocation costs, 1.5 million. Job
6 training, 1 million. Daycare, 1 million, and
7 interest subsidy 2.2 million, for a total of
8 25 million.

9 Now what are the goals here?

10 Well, to retain area businesses and
11 industries by, into a system of expansion and
12 growth. There are commercial sectors, for
13 example, along 47th Street and along Ashland
14 which represent very viable activities to
15 the existing businesses that are there.
16 There are some, there are some locations that
17 are, in fact, so active, if you saw in the
18 photographs. There, the area in the vicinity
19 of Swap-o-Rama is, basically, a traffic
20 gridlock whenever that operation is open,
21 and could stand to have some improved access.

22 There are also, for example,
23 industrial buildings adjacent to that
24 location that are in very bad shape. To

1 upgrade the infrastructure throughout the
2 area, there are street and sidewalk
3 improvements, for example, that need to be
4 made.

5 To revitalize the streetscapes
6 in the commercial area so that there is a new
7 image, if you will, an improved image to
8 those commercial frontages. And to provide
9 opportunities for new industry, commercial
10 business and residential development. And
11 that's, in fact, one of the reasons that this
12 area was added after the plan, or after the
13 initial framework was started, because if
14 you have an area here with remaining housing
15 units that are, in many instances, in very
16 good condition, but a lot of missing teeth,
17 as we like to say. And so these provide some
18 opportunities for in-fill housing to help
19 stabilize that particular neighborhood.

20 Most of the rest of the housing,
21 as I pointed out, that is within this area is
22 typically in the existing units, upper floor
23 levels, and that sort of thing. Other than
24 some concentrations here and over in here

1 that are being impacted by other adjacent
2 uses, and make up those, those that we
3 suggested might ultimately be acquired for
4 other purposes.

5 The current EAV is 53 million.
6 The projected EAV is 78 to 83 million. The
7 existing land use or generalized land use
8 plan, when you compare it with the existing
9 land use, you can see that there are, there
10 are very few shifts in land use that are
11 recommended between the two.

12 The intent here is to cause this
13 area to stabilize and to continue to improve,
14 and to me this represents an excellent
15 example of the, for the use of the
16 conservation method and designation in terms
17 of the TIF Act. This is really what this
18 kind of an area is all about.

19 That concludes my remarks. If
20 anyone has any questions, I'll be happy to
21 answer them.

22 MR. MAREK: Are there any other TIFS
23 that are contiguous to this TIF?

24 MR. BIANCAGLIONE: 47th and Halsted,

1 which is in process, is off to the east. The
2 Stockyards TIF, there are various one of
3 those, are to the north. I don't remember,
4 is there, is there one, I didn't think there
5 was one of the west end that attaches. But
6 they're basically this way and presumably
7 would be this way eventually, when this
8 project starts coming before you.

9 MS. MAREK: Thank you.

10 MR. LOVE: Any more questions?

11 MS. KOSMAL: The one industrial use on
12 the left there.

13 MR. BIANCAGLIONE: This one?

14 MS. KOSMAL: No, on the existing one.

15 MR. BIANCAGLIONE: Oh, this one.

16 MS. KOSMAL: Is that an operation
17 that's running or is it abandoned or --

18 MR. BIANCAGLIONE: Yes.

19 MS. KOSMAL: So, are they going to be
20 relocated or what?

21 MR. BIANCAGLIONE: No.

22 MS. KOSMAL: So, it --

23 MR. BIANCAGLIONE: No, there are
24 mixed, there's mixed use in here in this

1 area. This is, yes.

2 MS. KOSMAL: So it'll stay?

3 MR. BIANCAGLIONE: No.

4 MS. KOSMAL: No?

5 MR. BIANCAGLIONE: Part of this would
6 stay. Presumably, part of it would go. This
7 is a junk yard. A very negative influence on
8 what is otherwise a pretty nice part of this
9 area. These are viable businesses here to
10 the south, some of which are industrial uses
11 that are, like concentrated right in here.
12 The junk yard is pretty much over here,
13 north, as I recall.

14 MS. KOSMAL: Okay, thank you.

15 MR. LOVE: How much in your budget are
16 you reserving for environmental costs and
17 clean-up, considering that junk yard?

18 MR. BIANCAGLIONE: Yes, well, that's
19 why property assembly and site preparation
20 is at \$8 million. Compared to the size of
21 the area, that's a pretty big number.

22 But you have, as I noted, 400,000
23 square feet of vacant industrial space here
24 and you have this concentration of buildings

1 that's by Swap-o-Rama, puts you like right in
2 here. These buildings have the appearance of
3 maybe having environmental issues and are
4 dilapidated, to this point where they really
5 ought to come, in fact they may fall down.
6 One of them's in that bad of condition. So,
7 there are a variety of things like that
8 included in this which is why that's a fairly
9 high number for what's really a relatively
10 small area.

11 MR. LOVE: Any other questions?

12 MR. BIANCAGLIONE: Thank you.

13 MR. LOVE: If there are, thank you
14 very much. If there are no further
15 questions, I will entertain a motion that
16 this Joint Review Board find that the
17 proposed redevelopment plan for the 47th and
18 Ashland Tax Increment Finance and
19 Redevelopment Project Area, satisfies the
20 redevelopment plan requirements under the
21 TIF Act and the eligibility requirements
22 under Section 11-74.4-3 of the TIF Act, and
23 the objectives of the TIF Act.

24 Based on such findings and we

1 approve the plan and the designation of such
2 area as a redevelopment project area under
3 the TIF Act. Is there a motion?

4 MS. MAREK: So moved.

5 MR. LOVE: Is there a second for the
6 motion?

7 MS. MAREK: Second.

8 MR. LOVE: Is there any further
9 discussion on the motion that's been? If
10 not, all in favor please vote by saying, aye.

11 (Chorus of ayes.)

12 MR. LOVE: All the opposed vote by
13 saying, no.

14 (No response.)

15 MR. LOVE: There are none. Let the
16 record reflect that the Joint Review Board's
17 approval of the proposed 47th and Ashland
18 Redevelopment Plan and designation of the
19 47th and Ashland Tax Increment Redevelopment
20 Finance and Redevelopment Project Area as a
21 redevelopment project area under the TIF
22 Act.

23 Now, before we move on I'd like
24 to have a motion to adjourn this meeting.

1 MS. MAREK: So moved.

2 MR. LOVE: Is there a second?

3 MS. KOSMAL: Second.

4 MR. LOVE: Then this meeting is
5 adjourned. We'll take a brief break for
6 about five minutes.

7 (Whereupon, a short break was
8 taken.)

9 MR. LOVE: Break's over. Let's get
10 back on the record. For the record, my name
11 is Simon Love and I am the Chicago Park
12 District representative under the Section
13 11-74.4-5 of the Tax Increment Allocation
14 Redevelopment Act. The Park District is one
15 of the designated members of the Joint Review
16 Board for the Chicago Central Park Tax
17 Increment Tax Financing District.

18 The date of this meeting was
19 announced at and set by the Community
20 Development Commission of the City of
21 Chicago at its October 9, 2001 meeting.

22 Until the election of a
23 Chairperson for the Chicago Central Park
24 Joint Review Board, I will moderate this

1 meeting. Notice of this meeting of the Joint
2 Review Board was also provided by certified
3 mail to each taxing district representative
4 on the Board. And on the Board we have
5 representatives from the Chicago Board of
6 Education, the Chicago Community College
7 District 508, the Chicago Park District, of
8 course, the City of Chicago, Cook County, and
9 a public member.

10 Public notice of this meeting was
11 also posted as of Wednesday, November 7, 2001
12 throughout City Hall. When a proposed
13 redevelopment plan would result in
14 displacement of residents from ten or more
15 inhabited units, inhabited residential
16 units, that is, or would include 75 or more
17 inhabited residential units, the TIF Act
18 requires that the public member of the Joint
19 Review Board be a resident in the proposed
20 redevelopment project area.

21 In addition, if the
22 municipality's Housing Impact Study
23 determines that a majority of the
24 residential units in a proposed

1 redevelopment project area are occupied by
2 very low, low, or moderate income households
3 are defined in Section 3 of the Illinois
4 Affordable Housing Act, the public member
5 must also be a person who resides in very
6 low, low or moderate income housing within
7 the proposed redevelopment project area.

8 So, with us today is Barbara
9 Scott, is that correct?

10 MS. SCOTT: Yes.

11 MR. LOVE: Thank you for coming today.
12 Ms. Scott, are you familiar with the
13 boundaries of the proposed Chicago Central
14 Park Tax Increment Finance and Redevelopment
15 Project Area?

16 MS. SCOTT: Yes, I am.

17 MR. LOVE: What is your primary
18 residence?

19 MS. SCOTT: 831 North Harvey.

20 MR. LOVE: Pardon?

21 MS. SCOTT: 831 North Harvey.

22 MR. LOVE: 831 North Harvey. Is such
23 address within the boundaries of the
24 proposed Chicago Central Park Tax Increment

1 Finance and Redevelopment Project Area?

2 MS. SCOTT: Yes, it is.

3 MR. LOVE: Now, I'm going to ask you,
4 have you provided representatives of the
5 City of Chicago Department of Planning
6 accurate information concerning your income
7 and the income of any other members of your
8 household?

9 MS. SCOTT: Yes.

10 MR. LOVE: You have. Well, based on
11 the information you were provided by the
12 Department of Planning and Development
13 regarding this applicable income level for
14 very low, low, and moderate income
15 households. Do you consider yourself
16 qualifying as a member of a very low, low, or
17 moderate income household?

18 MS. SCOTT: Yes, I do.

19 MR. LOVE: Thank you. Ms. Scott, are
20 you willing to serve as a public member of
21 this Joint Review Board for Chicago Central
22 Park Tax Increment Finance and Redevelopment
23 Project Area?

24 MS. SCOTT: Yes.

1 MR. LOVE: Thank you. With that I
2 will now entertain a motion that Barbara
3 Scott be selected as the public member. Is
4 there a motion?

5 MS. MAREK: So moved.

6 MR. LOVE: Is there a second?

7 MS. KOSMAL: All in favor vote by
8 saying, aye.

9 (Chorus of ayes.)

10 MR. LOVE: All opposed vote by saying,
11 no.

12 (No response.)

13 MR. LOVE: The ayes have it. Let the
14 record reflect that Barbara Scott has been
15 selected as the public member for the Chicago
16 Central Park Tax Increment Finance and
17 Redevelopment Project Area.

18 Our next order of business is to
19 elect a Chairperson for this Joint Review
20 Board. Are there any nominations from the
21 body?

22 MS. MAREK: Well, based on past
23 experience, I nominate Simon Love.

24 MS. LOVE: Is there a second for the

1 nomination?

2 MS. KOSMAL: And I'll second that
3 nomination.

4 MR. LOVE: Well, let the record
5 reflect there are no other nominations. All
6 in favor of the nomination please vote by
7 saying, aye.

8 (Chorus of ayes.)

9 MR. LOVE: All opposed, vote by
10 saying, no.

11 (No response.)

12 MR. LOVE: Let the record reflect that
13 Simon Love, that's me, has been selected as
14 Chairperson and now I will act as Chairperson
15 for the remainder of the meeting.

16 As I mentioned at the meeting, we
17 will be reviewing the plan for the Chicago
18 Central Park TIF District proposed by the
19 City of Chicago. Staff of the City's
20 Department of Planning and Development and
21 Law and other departments have reviewed this
22 plan, which was introduced to the City's
23 Community Development Commission on October
24 9, 2001.

1 But first we will listen to a
2 presentation by the consultant on the plan.
3 And afterwards we can address any questions
4 that the members might have with the
5 consultant or the City staff that's here to
6 answer questions.

7 The recent amendment to the TIF
8 Act requires us to base our recommendation to
9 approve or disapprove the Chicago Central
10 Park Plan and the designation of the Chicago
11 Central Park TIF Area on the basis of the
12 area and the plan satisfying the plan
13 requirements, the eligibility criteria
14 defined in the TIF Act and the objective of
15 the TIF Act.

16 If the Board approves the plan
17 and the designation of the area, the Board
18 will then issue an advisory, non-binding
19 recommendation by the vote of the majority of
20 those members present and voting. Such
21 recommendation shall be submitted to the
22 City within 30 days of the Board meeting.

23 Failure to submit such a
24 recommendation shall deem the approval by

1 the Board. If the Board disapproves the plan
2 and the designation of the area, the Board
3 must issue a written report describing why
4 the plan and the area failed to meet one or
5 more of the objectives of the TIF Act, and
6 both the plan requirements and the
7 eligibility criteria of the TIF Act.

8 The City will then have 30 days
9 to resubmit a revised plan. The Board and
10 the City must also confer during this time to
11 try to resolve the issues that led to the
12 Board's disapproval. If such issues can't be
13 resolved or the revised plan is disapproved,
14 the City may proceed with the plan, but the
15 plan can only be approved with 3/5 vote of
16 the City Council, excluding positions of
17 members that are vacant and those members
18 that are ineligible because of a conflict of
19 interest.

20 Now, we will have the
21 presentation of the Central, of the Chicago
22 Central Park Plan. The consultant, again, is
23 PGAV Urban Consulting. John, you have the
24 floor again.

1 MR. BIANCAGLIONE: Again, for the
2 record, my name is John Biancaglione. I am
3 Vice President for PGAV, Peck, Geigenour,
4 and Veats. Again, I have a little booklet
5 here with some photographs, again, that show
6 you a sample of the area. I'll come back to
7 some references in there in a little bit
8 because there's some things, in particular,
9 I want to point out.

10 We have 885 buildings in this
11 area. 149 full and partial blocks and 678
12 acres within the boundaries. In this
13 instance, residential use is by far,
14 predominant. 41 percent of the total area
15 is, in fact, residential use as you will see
16 later on. That's really what this plan is
17 all about.

18 Commercial use is 5 percent of
19 the area. Institutional uses, 6 percent.
20 And industrial a very small percentage, just
21 2 percent. Again, public rights of way are
22 about 34 percent of the area and there is
23 slightly more than 11 percent of the area
24 that is vacant land.

1 There are 4622 inhabited
2 residential units in this area, 108 of which
3 are vacant. The typical units are 5-6 rooms,
4 2-3 bedrooms and are located in multi-family
5 buildings and there are some sizable multi-
6 family buildings in this area.

7 740 occupied residential units
8 were identified as units that may be removed.
9 These are units that, in some instances, are
10 on the City's list of units to be acquired,
11 in any event, for code issues. Four units
12 are on the acquisition list that is contained
13 in the West Humboldt Park/Chicago Avenue
14 Redevelopment Area.

15 We have a redevelopment area,
16 prior designation under the City's,
17 basically, Urban Renewal Statute, that runs
18 along the core of this, and I want to be sure
19 I refer to this correctly. It basically
20 follows a spine right through the middle of
21 this area. And you probably saw, there's a
22 map in the redevelopment plan that shows you
23 what that designation is.

24 683 units are located in

1 dilapidated buildings on blocks that have
2 six or more other blighting factors that are
3 present, or conservation area factors. 53
4 units were located in areas where the future
5 land use indicated it will not include
6 residential uses, along Christina Avenue,
7 for example, in this area.

8 There's 500,000 square feet of
9 vacant floor space, primarily in commercial
10 and residential buildings. 11 percent of the
11 land area is vacant. Many lots that were
12 formerly occupied by residential structures.
13 Again, there is a map. The generalized
14 existing land use map shows vacant land, and
15 you can see how much of that in this gray
16 shade, or the one in your report shows up as
17 black, is vacant parcel. And that is
18 particularly true in the areas south of, part
19 of this area south of Chicago Avenue. You
20 can see that the residential area north of
21 Chicago Avenue has far fewer vacant lots
22 where residential uses have been removed.

23 11 percent of the properties are
24 delinquent in payment of '99 real estate

1 taxes and there were 1225 building code
2 violations since January of '93, that
3 reflected 25 percent of the area properties.
4 64 percent of the area is located within
5 enterprise Zone No. 5 and 59 percent of the
6 area is located in the empowerment zone.

7 This area is eligible for
8 designation as a combination conservation
9 and vacant blighted area. Also with me today
10 are Louis Malden and Ernest Sawyer, from
11 Ernest or Sawyer Enterprises, who were
12 active participants with us in this project,
13 really on every aspect of it, from the
14 eligibility studies through some of the
15 Housing Impact work and other parts of the
16 study. Ernest and Louis, I'll ask you to
17 chime in if I forget something you think is
18 important.

19 The eligibility here as a
20 combination conservation area and vacant
21 blighted area involves some significant
22 things. 96 percent of the buildings are 35
23 years old or older. 23 percent of the
24 buildings have some evidence of

1 dilapidation. That's a higher number than
2 we've seen in some of the districts, some of
3 the other districts in Chicago that we've
4 been involved with.

5 98 percent of the buildings have
6 some level of deterioration. 23 percent of
7 the building, below code. 97 percent of the
8 sub areas exhibit inadequate utilities. 95
9 percent of the sub areas have deleterious
10 land use or layout. 97 percent, lack of
11 community planning. Excessive land coverage
12 and overcrowding of structures and community
13 facilities, 47 percent.

14 Now let me refer to that photo
15 book for a moment. You'll see in there,
16 there is an area, for example, up here from
17 Augusta over to about Hamlin, maybe, in this
18 general vicinity, some of those photos that
19 you see where the building is, where the
20 photo looks like it's leaning, we were
21 straight with the camera. It's the building
22 that's doing that.

23 There is a whole concentration of
24 those in this particular area. And we don't

1 really know why. Why would you have several
2 blocks, for example, where all of a sudden
3 you have some instances what appear to be
4 joint leaning towers or Pisa. They're going
5 this way and this way and some of them are
6 kissing at the top.

7 You have other scenarios in that
8 area that involve streets that are of
9 inadequate width and the residents are
10 having to literally drive up on the curb when
11 they park to keep their cars from being
12 sideswiped because the street's so narrow,
13 in terms of being able to have traffic pass
14 through it. I'm sure the public member here
15 knows what I'm talking about.

16 Those kinds of issues are going
17 to begin to affect the most stable part of
18 this area, which is the area in the north.
19 The area to the south has had such a
20 significant level of clearance and, again,
21 the housing units that are in this area, the
22 ones that are left, are generally the ones
23 that are in better condition.

24 There are a lot of alley

1 problems, again, the book shows you some of
2 those. This area has more of that than we've
3 seen anywhere with vacant automobiles and
4 other stuff in the backyards that, in some
5 cases, is almost severe enough to impede
6 traffic. We've seen, we saw many instances
7 of garbage trucks and what have you having to
8 do some serious maneuvering to get through.

9 In terms of vacant land, there is
10 obsolete platting on 40 of the vacant
11 parcels. Diversity of ownership in 56
12 percent of the vacant parcels.

13 Deterioration of the structures and adjacent
14 areas with respect to 100 percent of the
15 vacant parcels. And again, in those vacant
16 parcels, we have 19 percent tax delinquent.

17 The whole goal of this plan is to
18 eliminate these blighted conditions, to
19 retain the existing residential units that
20 are in sound condition and promote their
21 rehab, promote residential in-fill and new
22 residential development. To revitalize the
23 commercial streetscapes along Chicago
24 Avenue, particularly, and also along

1 Division.

2 And there is an area, an arm, out
3 here on Division, again, that was added as a
4 result of our field work because you have a
5 segment here along Division that is
6 generally in better shape commercially and
7 then all of a sudden the world changes
8 dramatically in these blocks. And there's a
9 whole group of buildings along here just west
10 of Pulaski that are completely vacant, or for
11 all intents and purposes, completely vacant.

12 On the opposite side of the coin,
13 this shopping center over here seems to be
14 evidence that retail development will
15 succeed in this area and it seems to be doing
16 well, at least if you observe, you know, by
17 going back again and again. The traffic and
18 the activity is there.

19 Revitalize the commercial
20 streetscapes and promote the area as a place
21 to do business and provide opportunities for
22 expansion and institutional and recreational
23 uses. And again, that's why you see on the
24 generalized land use plan some emphasis here

1 being given to the schools, the parks and
2 libraries that are within the area.

3 Also, we think it's important,
4 and these were sited to note the goals that
5 were in the West Humboldt Park Plan, which
6 are to revitalize and restore the physical
7 and economic conditions in the area and it's
8 primary focus which was along Chicago
9 Avenue. To repair and replace
10 infrastructure and improve the
11 transportation and the traffic flow.

12 In summary, let me talk briefly
13 about redevelopment project costs. We have
14 750,000 allocated in analysis administration
15 studies, surveys, and those sorts of items.
16 3.5 million in property assembly and site
17 preparation. In this instance, we don't have
18 the same kinds of environmental issues as has
19 been cited in the previous project I was up
20 here for.

21 Rehabilitation costs and
22 affordable housing construction, 4 million.
23 So we have a fairly significant number with
24 respect to that item. Public works or

1 improvements, 4 million. 500,000 in
2 relocation costs. That's a fairly low number
3 in this instance, because we really don't
4 expect to relocate people. The goal of this
5 plan is to preserve what's there. Job
6 training, a million, daycare a million, and
7 interest subsidy, 1.25 million for a total of
8 16 million.

9 The current EAV in this area is
10 79.9, shall we say 80 million in round
11 numbers. We're projecting EAV at somewhere
12 between 100 and 104 million. Less a
13 divergent, or less wide gap in this instance
14 because much of the development, in fact,
15 most of the development and redevelopment
16 that we expect to occur here will be
17 residential in nature, as opposed to
18 commercial and industrial. And with that
19 Ernest, Louis, do you have anything to add?
20 Thank you.

21 MS. SCOTT: I have a question. How
22 much of the budget do you develop the Chicago
23 Avenue strip from Chicago Avenue to Pulaski
24 over to the commercial strip there?

1 MR. BIANCAGLIONE: Well, there are
2 two separate budgets there. I don't know. I
3 didn't bring West Humboldt Park document
4 with me. It has a budget of its own. The
5 urban renewal, separate urban renewal
6 designation that lays over the top of this,
7 so I can't, I can't answer that question.

8 The budget for rehab and property
9 assembly and site prep, which would apply to
10 some of this area combined, is about 7.5
11 million.

12 MS. SCOTT: Is that along Chicago
13 Avenue?

14 MR. BIANCAGLIONE: Well, that's
15 overall. The, most of that cost is probably
16 the Chicago cost, I suspect, is going to be a
17 portion of that, but I, it hasn't been broken
18 down. In other words, we didn't look at
19 Chicago Avenue separately in terms of these
20 cost allocations, so I can't answer that
21 specifically to Chicago Avenue.

22 MS. SCOTT: Did you guys note when you
23 were on Chicago Avenue, there's not a major
24 grocery store or a bank on the avenue from

1 1600 West all the way back to downtown?

2 MR. BIANCAGLIONE: Yes.

3 MS. SCOTT: All through the downtown.
4 There's a lot of strip but nothing in to
5 generate jobs.

6 MR. BIANCAGLIONE. No and you have
7 Chicago Avenue, you're absolutely right.
8 That's one of the things that we talked with
9 DPD staff about. Obviously if this can
10 succeed and there seems to be, there's, you
11 know, no grocery store, Walgreens, in spite
12 of their efforts, or a poor substitute. And
13 there's plenty of place to do it along here.
14 This is also another interesting thing that
15 we observed. I don't think we've seen a
16 higher concentration, anywhere that we've
17 worked in the City, of storefront churches.

18 MS. SCOTT: Yes, it is. There's about
19 23 storefront churches from between Pulaski
20 and here, I'd bet money on that. I walk this
21 strip plenty so I know exactly how many. I
22 mean, I --, and they're not generating any --
23 We need something bearing jobs.

24 MR. BIANCAGLIONE: Well, one of the

1 reasons we suggested the addition of this
2 area along Division is because we think,
3 maybe, that's a good commercial node because
4 it's fairly easy to assemble some
5 significant property along here. It's not
6 as, it may not be, Chicago may be the better
7 spine, but it may be more difficult because
8 some of the housing that's behind this. In
9 order to create a large enough site some of
10 this housing that's behind this on the north,
11 particularly, is some of the better housing.

12 MS. SCOTT: Yes, I'm on the north. I
13 am not intending to be replaced.

14 MR. BIANCAGLIONE: Well, that's why
15 we said, maybe, if you look up here where
16 it's easier to do that.

17 MS. SCOTT: I'm just concerned
18 because I've been over there 16 years and
19 nothing has changed much other than the
20 Burger King and we got the new mall over
21 there. So it's about time we do something.

22 MR. BIANCAGLIONE: Yes, we had the
23 same observation that you had no place to go
24 to the grocery store.

1 MS. SCOTT: Oh, I go way out. I go
2 way out. If there's anything I buy, I go way
3 out. I want to put my money where I live.

4 MR. BIANCAGLIONE: Yes, I agree.

5 MR. LOVE: Any other questions?

6 MR. BIANCAGLIONE: Thank you.

7 MR. LOVE: Thanks very much. Well,
8 since there are no further questions, at this
9 time I'll entertain a motion that the Joint
10 Review Board find that the proposed
11 redevelopment plan for the Chicago Central
12 Park Redevelopment Project Area satisfies
13 the redevelopment plan requirements under
14 the TIF Act, the eligibility criteria under
15 Section 11-74.4-3 of the TIF Act and the
16 objectives of the TIF Act. And that based on
17 such findings, approve the proposed plan and
18 designation of such area as a redevelopment
19 project area under the TIF Act. Is there a
20 motion?

21 MS. MAREK: So moved.

22 MR. LOVE: Is there a second?

23 MS. WINFREY: Second.

24 MR. LOVE: Are there any further

1 discussions? If not, please vote in favor by
2 saying, aye.

3 (Chorus of ayes.)

4 MR. LOVE: All opposed?

5 (No response.)

6 MR. LOVE: None opposed. Let the
7 record reflect the Joint Review Board's
8 approval of the proposed Chicago Central
9 Park Redevelopment Plan and the designation
10 of the Chicago Central Park Tax Increment
11 Finance and Redevelopment Project Area as a
12 redevelopment project area under the TIF
13 Act.

14 That concludes our meeting. I'd
15 like to entertain a motion to adjourn at this
16 time.

17 MS. MAREK: So moved.

18 MR. LOVE: Is there a second?

19 MS. KOSMAL: Second.

20 MR. LOVE: The meeting is adjourned.

21 Thank you for your participation.

22 (Whereupon the meeting was
23 adjourned.)

24

CITY OF CHICAGO
JOINT REVIEW BOARD

RE: LAWREMCE/PULASKI TAX INCREMENT FINANCE
DISTRICT

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on November 9, 2001 at 10:00 a.m.,
City Hall, Room 1003, Conference Room,
Chicago, Illinois, and presided over by
Mr. Simon Love, Acting Chairman.

PRESENT:

MR. SIMON LOVE, ACTING CHAIRMAN
MS. GWEN WINFREY
MS. KAY KOSMAL
MS. SUSAN MAREK

REPORTED BY: Accurate Reporting Service
200 N. LaSalle Street
Chicago, Illinois
By: Jack Artstein, C.S.R.

ACCURATE REORTING SERVICE (312) 263-0052

1 MR. LOVE: We're going to move on
2 now. We're back on the record. Can I have
3 it quiet for a minute, as we're back on the
4 record? Let's move on, we're back on the
5 record. All right, thanks. Let's move on
6 now to the Lawrence/Pulaski Tax Increment
7 Finance District.

8 We're back on the record and my
9 name is Simon Love. I am a representative of
10 the Chicago Park District, which under
11 Section 11-74.4-5 of the Tax Increment
12 Allocation Redevelopment Act, is one of the
13 statutorily designated members of the Joint
14 Review Board for the Lawrence/Pulaski Tax
15 Increment Financing District.

16 The date of this meeting was
17 announced at and set by the Community
18 Development Commission of the City of
19 Chicago at its October 9, 2001 meeting.

20 Until election of a Chairperson
21 for this Joint Review Board concerning the
22 Lawrence and Pulaski project Area, I will
23 moderate this meeting.

24 Notice of this meeting of the

1 Joint Review Board was also provided by
2 certified mail to each taxing district
3 representative on this Board. These taxing
4 districts include the Chicago Board of
5 Education, the Chicago Community College
6 District 508, the Chicago Park District, of
7 course, Cook County, and the City of Chicago.
8 And we have a public member.

9 Public notice of this meeting was
10 also posted as of Wednesday, November 7 in
11 various locations throughout City Hall.

12 When a proposed redevelopment
13 plan would result in displacement of
14 residents from ten or more inhabited
15 residential units, or would include 75 or
16 more inhabited residential units, the TIF
17 Act requires that the public member reside in
18 the proposed redevelopment project area.

19 Further, if a municipality's
20 Housing Impact Study determines that a
21 majority of the residential units in the
22 proposed redevelopment project area are
23 occupied by very low, low, or moderate income
24 households, as defined in Section 3 of the

1 Illinois Affordable Housing Act, the public
2 member must also be a person who resides in
3 very low, low or moderate income housing
4 within the proposed redevelopment project
5 area.

6 Also with us today is George
7 Banuelos?

8 MR. BANUELOS: Banuelos. I think they
9 spelled it wrong, but it's Banuelos.

10 MR. LOVE: Banuelos?

11 MR. BANUELOS: Yes, B-a-n-u-e-l-o-s.

12 MR. LOVE: Okay. Thank you. Mr.
13 Banuelos, are you familiar with the
14 boundaries of the proposed Lawrence/Pulaski
15 Tax Increment Finance and Redevelopment
16 Project Area?

17 MR. BANUELOS: Yes.

18 MR. LOVE: What's your primary
19 residence address?

20 MR. BANUELOS: Primary, homeowner?

21 MR. LOVE: Yes, where do you live?

22 MR. BANUELOS: Oh, 4001 West Argyle.

23 MR. LOVE: Is that address within the
24 boundaries of the proposed Lawrence/Pulaski

1 Tax Increment Finance and Redevelopment
2 Project Area? MR. BANUELOS: Yes.

3 MR. LOVE: And your answer was yes?

4 MR. BANUELOS: Yes.

5 MR. LOVE: Okay. Have you provided
6 representatives of the City of Chicago
7 Department of Planning and Development
8 accurate information concerning your income
9 and the income of any other members of your
10 household residing at that address?

11 MR. BANUELOS: Say that again, I'm
12 sorry.

13 MR. LOVE: Okay. Have you provided
14 representatives of the City of Chicago
15 Department of Planning and Development with
16 accurate information concerning your income
17 or any income of any members of your
18 household?

19 MR. BANUELOS: Yes.

20 MR. LOVE: Based on that information
21 provided by you to the Department of Planning
22 and Development regarding applicable income
23 level for very low, low and moderate income
24 households, do you consider yourself as a

1 member of a very low, low, or moderate income
2 household?

3 MR. BANUELOS: Yes.

4 MR. LOVE: Mr. Banuelos, are you
5 willing to serve as a public member for the
6 Joint Review Board for the Lawrence/Pulaski
7 Tax Increment Finance and Redevelopment
8 Area?

9 MR. BANUELOS: Yes.

10 MR. LOVE: Thank you very much. I
11 will now entertain a motion that Mr. Banuelos
12 be selected as a public member. Is there a
13 motion?

14 MS. KOSMAL: So moved.

15 MR. LOVE: Is there a second?

16 MS. MAREK: Second.

17 MR. LOVE: All in favor please vote by
18 saying, aye.

19 (Chorus of ayes.)

20 MR. LOVE: All opposed say, no.

21 (No response.)

22 MR. LOVE: Let the record reflect that
23 Mr. George Banuelos has been selected as a
24 public member for the Lawrence/Pulaski Tax

1 Increment Finance and Redevelopment Act.

2 Thank you very much for your election.

3 Our next order of business, is to
4 select a Chairperson. Again, for the Joint
5 Review Board, are there any nominations?

6 MR. MAREK: I think we've had a great
7 record so far, so Simon Love.

8 MR. LOVE: Is there a second for the
9 nomination?

10 MS. WINFREY: Second.

11 MR. LOVE: Let the record reflect
12 there are no other nominations and all in
13 favor of the nomination please vote by
14 saying, aye.

15 (Chorus of ayes.)

16 MR. LOVE: All opposed say, no.

17 (No response.)

18 MR. LOVE: It's not opposed. Let the
19 record reflect that Simon Love has been
20 elected as Chairperson and now I will see as
21 the Chairperson for the remaining of the
22 meeting.

23 Briefly, here's what we'll do
24 this morning. We will review the plan for

1 the Lawrence/Pulaski TIF District proposed
2 by the City of Chicago. Staff of the City's
3 Department of Planning and Development and
4 Law and other departments have also reviewed
5 the plan which was introduced to the City CDC
6 on October 9, 2001.

7 We will listen to a presentation
8 by the consultant on the plan. Following the
9 presentation we can, of course, address any
10 questions that the members might have for the
11 consultant or staff.

12 The recent amendments to the TIF
13 Act require us to base our recommendation to
14 approve or disapprove this Lawrence/Pulaski
15 plan and the designation of the
16 Lawrence/Pulaski TIF Area on the basis that
17 the area and the plans satisfy the
18 requirements, the eligibility criteria
19 defined in the TIF Act. That it satisfies
20 the plan requirements, the eligibility
21 criteria in the TIF Act and the objectives of
22 the TIF Act.

23 If the Board approves the plan
24 and the designation of the area, the Board

1 those members that are ineligible to vote
2 because of conflict of interest.

3 Right now we have our consultant
4 here, Camiros, Ltd., to give us the
5 presentation on the Lawrence/Pulaski project
6 Area. Thank you.

7 MS. LINDWALL: My name is Jean
8 Lindwall and I'm with Camiros, Ltd. I know
9 you've been at this for awhile, so I'll try
10 to keep it as brief as I can.

11 The Lawrence/Pulaski TIF is an
12 irregularly shaped, it's centered on the
13 Lawrence Avenue and Pulaski Road
14 intersection. It includes primarily
15 commercial flat -- on Pulaski, Elston, and
16 Lawrence Avenue. There is a little piece of
17 property on the north side of Costner Avenue
18 included. It's part of the Bohemian National
19 Cemetery. There are maintenance buildings
20 in here and then this parcel over here is
21 vacant.

22 The area has suffered from a lack
23 of private investment and property
24 improvement as evidenced by a relatively

1 small number of building permits that have
2 been issued over the last five years for
3 reconstruction and major improvement.

4 The vast majority of the areas
5 improved early, about a dozen parcels of
6 vacant land in the entire area, which
7 includes 435 tax parcels, 260 buildings and
8 39, portions of 39 tax blocks.

9 The purpose of the TIF plan is to
10 provide a stimulus to revitalize the area.
11 And to accomplish that the plan provides the
12 mechanism to advance the tax base of the
13 area, promote new investment and high
14 quality new development and rehabilitation
15 of existing buildings. And really
16 rehabilitation is the primary focus of the
17 plan.

18 To promote job creation and
19 employment. And another major element of the
20 plan is to provide a mechanism to upgrade the
21 infrastructure through streetscape
22 improvements and the like.

23 Public facilities in the area
24 include all the new park, police station,

1 which is believe is located there now. The
2 City Public Building Commission is in the
3 process of acquiring property to replace
4 that station. That land acquisition was, I
5 think, underway before we even began the TIF.
6 It is not part of the TIF plan. That's being
7 done separately by the City.

8 Eligibility of the area: the area
9 qualifies for designation as a conservation
10 area and again, that really is the thrust of
11 the plan, is to conserve and upgrade and
12 improve the area. The TIF statute requires
13 that 50 percent of the building must be 35
14 years of age or older in order to qualify as
15 a conservation area, and in the area 78
16 percent of the buildings are at least 35
17 years old.

18 Once the age threshold has been
19 met, three of 13 other conditions must be
20 present to qualify the area as a TIF
21 District. Ten conditions were present in the
22 area; five to a major extent, and five to a
23 minor extent. These conditions were found to
24 be meaningful and present and reasonably

1 distributed in the area.

2 The five that are present to a
3 major extent include obsolescence. The
4 majority of the buildings are, you know,
5 again, well over 35 years old. The buildings
6 were primarily built as commercial buildings
7 and they're exhibiting obsolescence in terms
8 of use and functionality.

9 Deterioration: according to the
10 building survey of the area, 67 percent of
11 the building were found to suffer from either
12 major or minor deterioration. In addition
13 there were evidence of deteriorated surface
14 improvements throughout the area.

15 Presence of structures below
16 minimum code standards: we looked at code
17 violations between 1996 and 2001. Code
18 violations had been issued for 101
19 properties in the area.

20 Deleterious land use and layout
21 was also present as well as stagnant or
22 declining EAV, which had declined for three
23 of the last five years for the entire area.
24 interestingly enough, we look at the trends

1 and the equalized assessed value for each
2 block and up for 39 blocks in the area. It
3 had declined for at least three of the last
4 five years for 26 of those blocks and the
5 remaining 13 had had the factor present for
6 two of the five years.

7 So, it's an area that really
8 could use some help and that's what the
9 purpose of this plan is all about.

10 Dilapidation: we have one dilapidated
11 building in the area. Excessive land
12 coverage and overcrowding of structures and
13 community facilities was present to a minor
14 extent as was excessive vacancies. And lack
15 of community planning and environmental
16 contamination.

17 The area is immediately adjacent
18 to the Lawrence/Kedzie TIF, which touches it
19 at Harding and Lawrence. The area also,
20 within the area, in this black area here, was
21 a Lawrence/Pulaski redevelopment
22 designation, which was done in 1982, which
23 resulted in the Dominicks being built at that
24 intersection.

1 Any acquisition that was
2 required for that, that it would have
3 involved any residential, was, once it's
4 been completed. There is an acquisition, I
5 guess, what the land use plan really calls
6 for, really retaining most of the existing
7 character of the area. It calls for mixed
8 commercial and residential use for most of
9 the area, primarily with residential units
10 above commercial or strictly commercial.

11 There is a Fairmont Care Nursing
12 Home here that will be the only real
13 residentially designated lot. And then the
14 intent for the northern end of the site is it
15 should be public or semi-public open space.
16 So that's really along the Chicago River.

17 16 parcels have been identified
18 for possible land acquisition. There are no
19 residential units included on that list, so
20 no residential units are intended to be lost.
21 As you've indicated, if the, the preparation
22 of a Housing Impact Study is required if the
23 area would result in the displacement of ten
24 or more inhabited residential units or the

1 area contains more than 75 residential units
2 and the City does not certify that
3 displacement will not occur.

4 There are currently 577
5 inhabited residential units in the area.
6 However, as a results of the redevelopment
7 plan, proposals, and our analysis of the
8 future of that area, the City has determined
9 that displacement will not occur and it has
10 certified that in the plan. Therefore, the
11 Housing Impact Study is not a required
12 element of the particular redevelopment
13 plan.

14 The budget for the project is
15 estimated at \$20 million. Broken down:
16 400,000 for studies, surveys, and
17 professional services. 400,000 for set
18 marketing. Property assembly is \$5 million.
19 Regravitation, \$5 million. Construction and
20 public improvements, \$5 million. Job
21 training, \$1 million. Relocation costs,
22 \$400,000. Financing and interest costs, \$2
23 million. Daycare, 400,000 and tax district
24 capital costs, \$400,000.

1 The 2000 equalized assessed
2 value for the area is just slightly over \$44
3 million. When all the redevelopment and
4 revitalization activities have been
5 completed, we estimate that the equalized
6 value of the area would be approximately \$66
7 million. And I think that in a nutshell is
8 the plan. Any questions?

9 MS. KOSMAL: Yes, I do about the
10 Bohemian Cemetery. I can't remember from the
11 plan. Is that part of the City work, like is
12 that vacant unused land that they don't want
13 anymore or what's the deal?

14 MS. LINDWALL: Well, I think that
15 that, this piece here is vacant. There's
16 nothing there. This has got, there's a
17 maintenance building here and there's some
18 maintenance buildings here, but primarily
19 it's vacant or service sorts of things and I
20 think that --

21 MS. KOSMAL: And the cemetery's going
22 to sell it?

23 MS. LINDWALL: I think that, I don't
24 know exactly what the nature of the

1 discussions have been.

2 MR. LOVERDE: I might know about that.
3 The portion itself of the Chicago River, that
4 middle of the u-shaped piece, that's,
5 they're kind of negotiating with the Park
6 District to sell that parcel because of its
7 adjacency to the River. I don't think we
8 have an active plan to actively acquire that
9 parcel, other than if it was ever discussed
10 for it to be for sale, we would be interested
11 in purchasing that to be able to continue the
12 River's edge plan.

13 MS. LINDWALL: One of the issues for
14 including all of the property also is that
15 they're part of the same tax parcel. And you
16 can't really split a tax parcel, so that's
17 why, you know, the line is drawn where it is.
18 This piece of property is vacant. There is a
19 small service station/repair facility. This
20 property is one of the ones that's on the
21 acquisition list.

22 MR. LOVERDE: And for the record, I'm
23 Tom Loverde, Northwest District Coordinator
24 with Planning and Development, and the

1 parcel she's talking about are also part of
2 the Park District Acquisition currently. So
3 we don't intend that we have to do
4 acquisition on those parcels unless
5 something didn't work out with the Park
6 District. That service station's also been
7 renegotiated with the Park District.

8 MS. KOSMAL: Okay, thank you.

9 MR. LOVE: Any other questions? Thank
10 you very much.

11 MS. LINDWALL: Your welcome.

12 MR. LOVE: Well, is there are no
13 further questions, I will now entertain a
14 motion that this Joint Review Board find that
15 the proposed redevelopment plan for the
16 Lawrence/Pulaski Tax Increment Finance and
17 Redevelopment Project Area satisfies the
18 redevelopment plan requirement under the TIF
19 Act and the eligibility requirements as
20 defined in Section 11-74.4-3 of the TIF Act,
21 as well as the objectives of the TIF Act and
22 that based on such findings approve the
23 proposed plan and the designation of the area
24 as a redevelopment project area under the TIF

1 Act. Is there such a motion?

2 MS. MAREK: So moved.

3 MR. LOVE: Is there a second for the
4 motion?

5 MS. WINFREY: Second.

6 MR. LOVE: Is there any further
7 discussion or questions? If not all in favor
8 please vote by saying, aye.

9 (Chorus of ayes.)

10 MR. LOVE: All opposed vote by saying,
11 no.

12 (No response.)

13 MR. LOVE: Let the record reflect that
14 the Joint Review Board's approval of a
15 proposed Lawrence/Pulaski redevelopment plan
16 and designation of the Lawrence/Pulaski Tax
17 Increment Finance and Redevelopment Project
18 Area as a redevelopment project area under
19 the TIF Act.

20 That concludes our activity for
21 today. I would now like to entertain a
22 motion for adjournment.

23 MS. KOSMAL: So moved.

24 MR. LOVE: Is there a second?

1 MS. WINFREY: Second.

2 MR. LOVE: So be it. We are adjourned
3 for today. Thank you very much.

4 (Whereupon, the meeting
5 adjourned at 12:00 p.m.)

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, JACK ARTSTEIN, depose and say
that I am a verbatim court reporter doing business
in the County of Cook and City of Chicago; that
I caused to be transcribed the proceedings
heretofore identified and that the foregoing is
a true and correct transcript of the aforesaid
hearing.

Jack Artstein

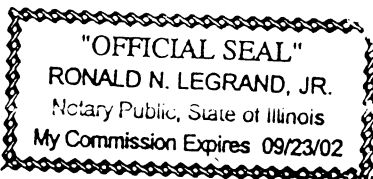
JACK ARTSTEIN

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 22nd DAY

OF January

A.D. 2002.

Ronald N. LeGrand Jr.



**Chicago/Central Park Redevelopment Project Area
2002 Annual Report**

**(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE
MUNICIPALITY - 65 ILCS 5/11-74.4-5(d)(8)(A)**

During 2002, there were no obligations issued for the Project Area.

**Chicago/Central Park Redevelopment Project Area
2002 Annual Report**

(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.4-5(d)(8)(B)

During 2002, there were no obligations issued for the Project Area.

**Chicago/Central Park Redevelopment Project Area
2002 Annual Report**

(10) CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.4-5(d)(9)

During 2002, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

Chicago/Central Park Redevelopment Project Area 2002 Annual Report

(11) GENERAL DESCRIPTION AND MAP

The Chicago/Central Park Redevelopment Project Area boundaries are generally described as the alley southwest of Grand Avenue on the north, Kedzie Avenue on the east, Lake Street on the south, and Pulaski Road on the west. In addition, a western arm of the Area extends several blocks west of Pulaski Road along Division Street. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

